

Connells

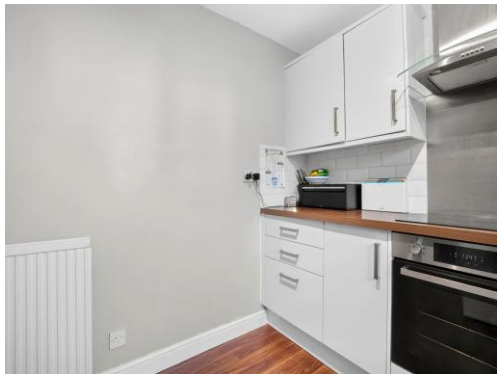
Laybrook
St. Albans

Laybrook
St. Albans AL4 9NJ

for sale
£260,000







Property Description

Situated in the highly sought-after Jersey Farm area of St Albans, this chain-free ground floor Maisonette offers an excellent opportunity for first-time buyers, downsizers and investors alike.

The well-proportioned accommodation comprises a spacious dual-aspect lounge, a separate fitted kitchen, a generous double bedroom and a family bathroom. The property also benefits from ample storage space, both internally and externally, providing excellent practicality for everyday living.

Further features include off-road parking, with additional residents parking surrounding the maisonette accommodating people with a second car or guests. Low service charges and economic utility costs, with gas central heating supplied via a gas boiler which is still under warranty.

Jersey Farm is a highly sought-after residential area, renowned for its strong community spirit and excellent range of local amenities. Residents benefit from a Tesco Express with Post Office, pharmacy, convenience stores, coffee shop, restaurants, takeaways, a community centre and popular public house. Surrounded by attractive countryside and green open spaces, the area also provides easy access to well-regarded schools, local parks and St Albans city centre. The picturesque village of Sandridge is less than a mile away, offering additional amenities and a selection of highly regarded pubs. For commuters, St Albans City Station is approximately 1.7 miles away and can typically be reached in under 10 minutes by car.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."







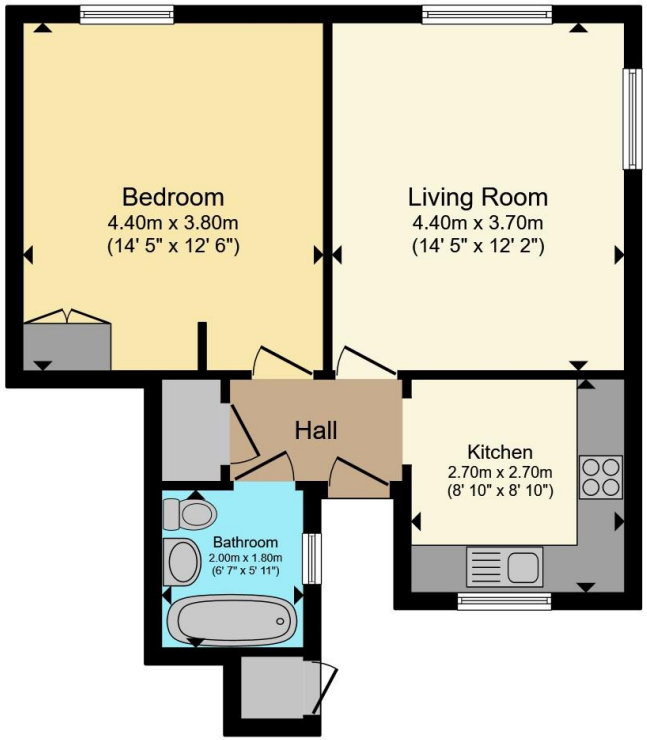












Total floor area 49.9 m² (537 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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5 Wycombe Place The Quadrant Marshalswick
ST ALBANS AL4 9RH

EPC Rating: C

Council Tax Band: C

Service Charge: 222.33

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK306470

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Aug 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.