



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Hughenden Road, St. Albans, AL4 9QW
Guide Price £210,000

CASH BUYERS ONLY - SHORT LEASE

A chance to acquire this one bedroom first floor maisonette, situated within this popular residential area, close to EXCELLENT LOCAL SCHOOLING and SHOPS.

The property is being advertised to CASH BUYERS ONLY, due to the current lease, which has approximately 53 years remaining.

Externally the property offers communal gardens and a single garage which is located in a nearby block.

Tenure: Leasehold

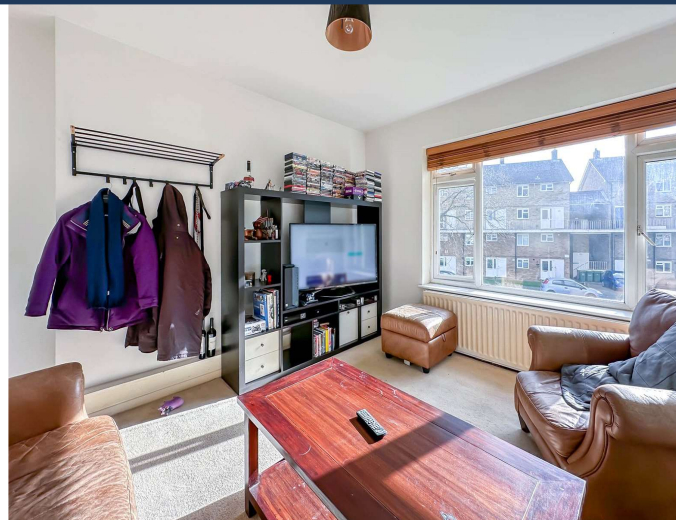
Term of Lease: 99 Years From 24th June 1978

Service Charge: £782 PA For 2024

Ground Rent: £30 PA For 2024

Council Tax Band: B

EPC Rating: C





First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



Total area: approx. 41.6 sq. metres (448.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let your
current home?



Scan me to request your **FREE**
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for **FREE** mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.

**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

f @bradfordandhowley
@bradfordandhowley
in @bradford-howley
@bradfordhowley4660

01727 856999
marshalswick@bradfordandhowley.com
5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA