



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

The Beeches, Park Street, AL2 2PL
Asking Price £350,000

Set in a quiet cul de sac, with a garden backing onto the river, is this excellent two bedroom ground floor maisonette located in the heart of Park Street.

The property boasts two bedrooms, with a lounge, refitted kitchen and a bathroom. It is very well presented, and in good order.

The property benefits greatly from having its own garden which leads up to the river, and there is also a garage in a nearby block.

The location is ideal as it's within a short walk to Park Street station which can go to St Albans Abbey station and also Watford Junction. There is also a short walk to the parade of shops in Park Street. The property is also within a short drive to St Albans, the M1 and the M25.

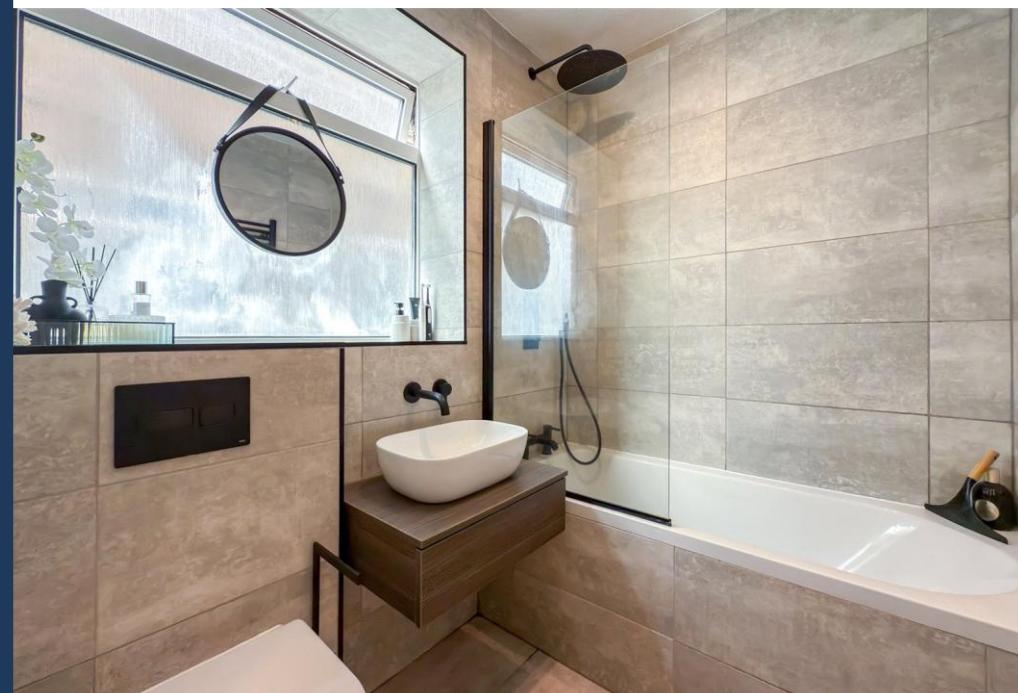
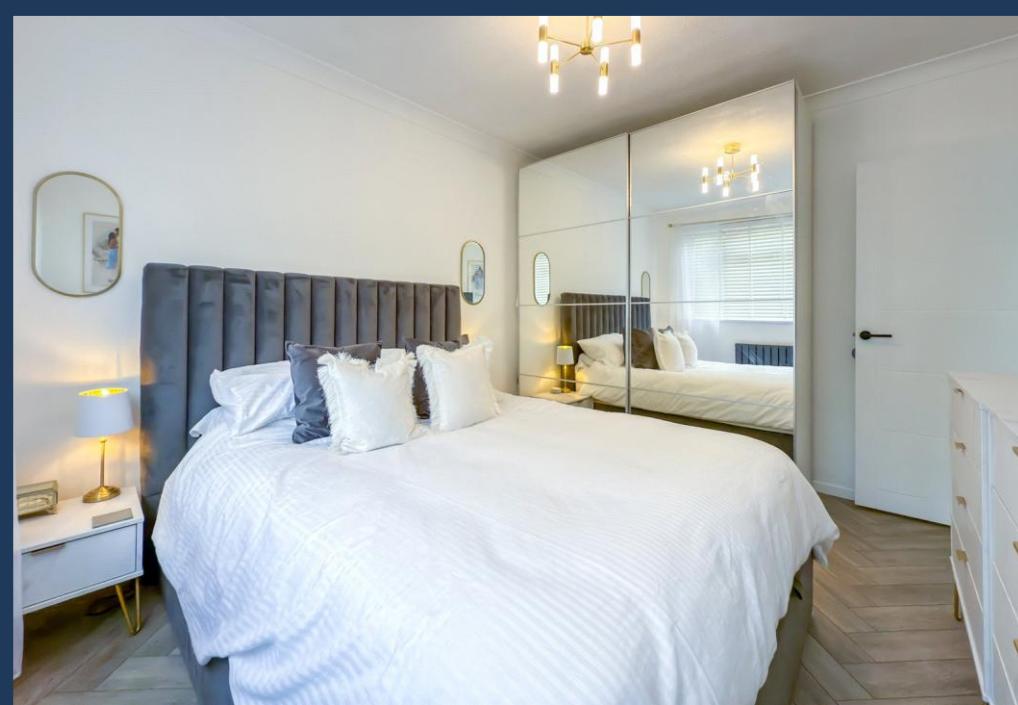
Tenure: Share of Freehold

Term of Lease: 999 Years From September 2021

Council Tax Band: C

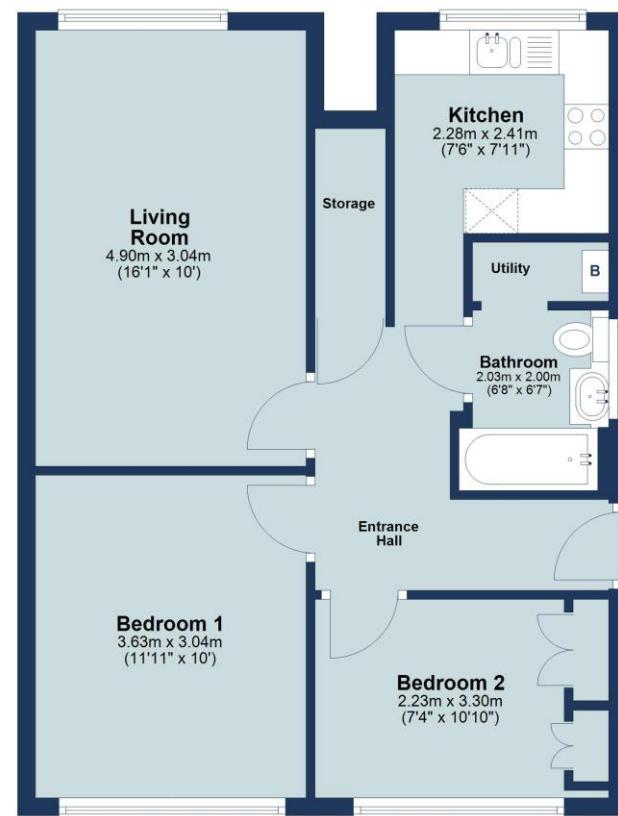
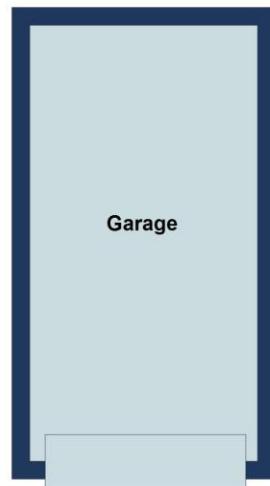
EPC Rating: D





Ground Floor

Approx. 54.6 sq. metres (587.2 sq. feet)



Total area: approx. 54.6 sq. metres (587.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.

Garage not included in the total floor area.

Plan produced using PlanUp.

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