



The Beeches, Park Street, St Albans AL2 2RE Asking Price £165,000 Leasehold

Situated within beautifully maintained communal grounds, this larger than average first floor retirement apartment is designed for comfortable living for the over 55s. Offering a serene setting near the tranquil banks of the River Ver, this well presented home provides a peaceful yet convenient lifestyle.

www.benjaminstevensstalbans.co.uk

Key Features

- Retirement Apartment
- Open Plan Kitchen/Living Room
- Large Double Bedroom
- Bathroom
- First (Top) Floor
- Communal Gardens
- Communal Parking
- Over 55's Only
- New Long Lease
- Close to the River VeR

Ideally located in Park Street, residents can enjoy easy access to local amenities, bus links, and train services into St Albans, ensuring connectivity while embracing a relaxed retirement atmosphere.

The Location

The property is less than two miles from St Albans City centre, and in convenient reach of all the villages' excellent local amenities, including a comprehensive shopping parade, two good junior/infant schools, How Wood station on the Abbey line connecting St Albans Abbey and Watford Junction, as well as easy access to the M25/M1 and the Thames link station in Radlett.

Local Council: St Albans District Council

Council Tax Band: B

Energy Performance Rating: C

Tenure: Freehold

The Accommodation:

Ground Floor Entrance Hall: Staircase to first floor, door into-

Entrance Hall: Built-in cupboard housing the gas Combination boiler for the central heating and domestic hot water, coat cupboard, doors into-

Open Plan Kitchen/Living Room: 5.46m x 4.16m (17'11" x 13'7") Twin Double glazed windows to rear. Extensive range of wall and base cupboards with ample worktops, built-in double oven & grill, inset gas hob, recess for fridge, space & plumbing for washing machine.

Bedroom: 3.94m x 3.67m (12'11" x 12'0") Double glazed window to front, fitted wardrobes.

Bathroom: 2.10m x 1.92m (6'10" x 6'3") Panelled bath, hand wash basin, low level w/c

Outside: superbly maintained communal gardens and parking.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer: - While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



Open Plan Living Room



Kitchen Area



Double Bedroom



Bathroom



Living Room



Entrance Hall



Front Garden



Communal Gardens



Communal Grounds



River Views



River Views



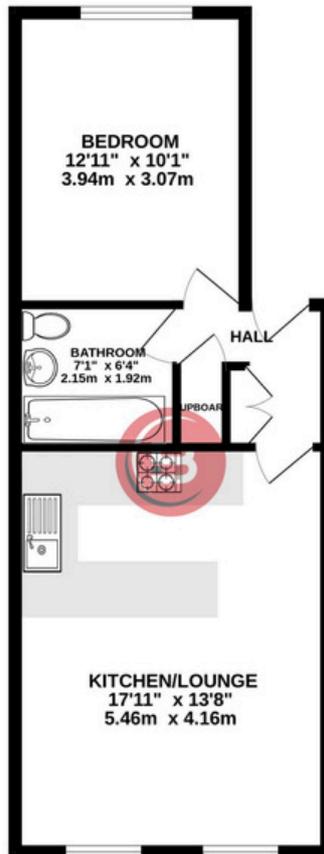
Communal Parking

Score	Energy rating	Current	Potent
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC



Map



FIRST FLOOR RETIREMENT APARTMENT

TOTAL FLOOR AREA: 461 sq ft (42.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information provided here, measurements of doors, windows, roof and floor levels are approximate and no liability is taken for any error, omission or mis-statement. The purchaser should verify the information used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.