



Beverley Gardens, St Albans Guide Price £250,000 to £260,000

GUIDE PRICE £250k to £260k. No upward chain – offering a smoother, simpler move with no waiting games or hold-ups. Ideal if you're keen to get moving without delays | Long lease and no service charges – just over 955 years remaining with no monthly management costs to worry about. Peace of mind included | Smartly updated and move-in ready – clean, neutral décor and modern finishes throughout. Bring your furniture and make it yours | Generous living area – with room to zone how you live: sofa setup, dining nook, or a desk if you're working from home | Modern fitted kitchen - with everything you need - intergrated appliances and a window looking out to green | Good-sized double bedroom – space for wardrobes and storage without sacrificing comfort. A calm spot to switch off at night | Private loft storage – ideal for luggage, festive bits or anything else you don't need daily. More than a lot flats offer | Garage en-bloc plus parking – secure storage for your car or gear, and no stress when you get home | Close to open green spaces - great for dog walkers / walkers / sports enthusiasts | Well connected when you need to be - Easy access to St Albans city centre, local bus routes and the mainline station for London, plus road links via the A414 and M1 just a short drive away



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Smart, Chain-Free & Ready To Move Into – A Simple First-Step, Investment or Downsize in St Albans

This first-floor maisonette in Jersey Farm offers something refreshingly straightforward - no communal block, no service charges, and no onward chain. You enter through a small private entrance hallway shared with just one other home below, keeping things simple and self-contained. With a long lease and manageable running costs, it's a smart option for first-time buyers, downsizers, or investors looking for a ready-to-let property.

Inside, the layout makes sense. The living area gives you space to zone out or zone in - whether that's dinner by the window, feet up with a film, or hosting a few mates for a catch-up. There is plenty of space for a large sofa and other furniture - just add soft furnishings and décor to your taste.

The kitchen has been modernised and fitted with everything you'd expect — oven, hob, integrated fridge/freezer, and even a slimline dishwasher to take the edge off the washing up. It's got a good amount of worktop space and room to move around, whether you're cooking from scratch or just putting a meal together after a long day.

When it's time relax and re-charge your batteries, you'll find a good size double bedroom - easy to furnish and peaceful at night. There is a small inbuilt cupboard but room for an additional wardrobe too. The bathroom is clean, neutral, and practical - with a shower over the bath, perfect for quick morning routines or a long soak at the end of the day.

There's also access to the loft, giving you a handy bit of extra storage space - ideal for suitcases, boxes, or anything you don't need day-to-day.



The home is double glazed throughout and benefits from an efficient electric heating system - with no separate gas supply to worry about. That means just one energy bill to keep on top of, and easier to control and more cost-effective than you might think.

Got a car? Parking is sorted, there's a garage en-bloc and on-street parking too.

On the north-eastern edge of St Albans, Beverley Gardens gives you that quieter, more residential feel without feeling cut off. There are local shops and cafés nearby, and for anything bigger, St Albans city centre is just a short drive or bus ride away - with its mainline station, markets, restaurants, and everything else the city's known for. If you enjoy getting outside, open green space and countryside walks are right on your doorstep, too.

If you're ready to move, this flat is ready for you! Bring your furniture and start settling in.

| ADDITIONAL INFORMATION

Long lease: approx. 955 years remaining

£60 per annum ground rent

No service charge

Garage en-bloc + on-street parking

Council Tax Band C

EPC Rating C

No onward chain

Electric heating

| FIRST FLOOR

Living Room: Approx 15' 9" x 10' 8" (4.80m x 3.25m)

Kitchen: Approx 9' 3" x 5' 11" (2.81m x 1.81m)

Bedroom One: Approx 12' 3" x 9' 4" (3.74m x 2.85m)

Bathroom: Approx 9' 4" x 4' 3" (2.84m x 1.30m)

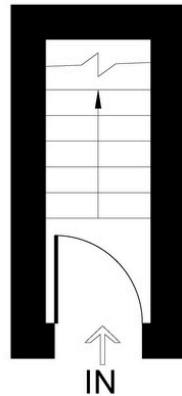
| OUTSIDE

Garage en-bloc



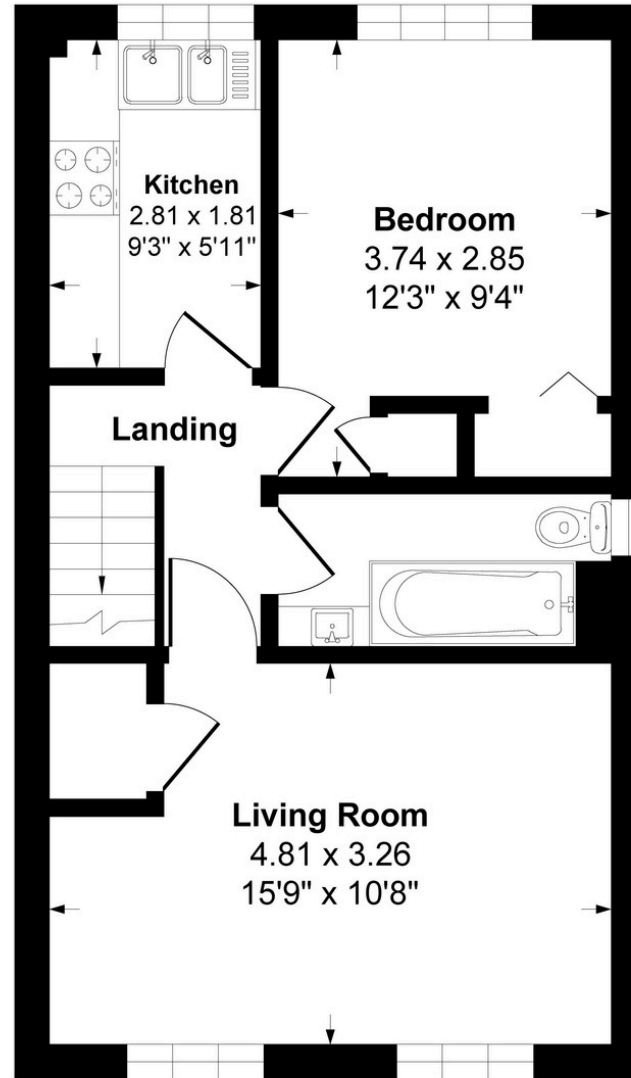
Ground Floor

Approx. 2.1 sq. metres (23.5 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.2 sq. feet)



Total area: approx. 43.5 sq. metres (468.8 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	