



£1,450 PCM

The Quadrant, St Albans AL4 9RA

Maisonette | 2 Bedrooms | 1 Bathroom

01727 761 816



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Step Inside

Key Features

- SPACIOUS MAISONETTE
- 19' LIVING ROOM
- WHITE KITCHEN WITH APPLIANCES
- TWO STORAGE CUPBOARDS IN HALLWAY
- BEDROOM ONE 19' WITH BUILT-IN WARDROBES
- BEDROOM TWO WITH BUILT-IN WARDROBES
- LOVELY BATHROOM WITH AMPLE STORAGE
- SUNNY PATIO AREA

Property Description

An exceptionally spacious and bright two bedroom maisonette above the shops in The Quadrant, new refurbished throughout. Above a shop with extractor fan from restaurant running up the side of the building. New Canopy to be fitted over front door. AVAILABLE IMMEDIATELY. UNFURNISHED.

Main Particulars

An exceptionally spacious and bright two bedroom maisonette above the shops in The Quadrant. The property has been decorated and re-carpeted throughout, with good quality vinyl flooring in the entrance hall, kitchen and bathroom. The maisonette is reached by a flight of stairs to the rear of the shops (from the parking area) and leads to a large and beautifully sunny patio area. The entrance hall has two storage cupboards, has the stairs leading to the first floor and access to the kitchen and living room. The kitchen is very well equipped with washing machine, separate dryer, full size dishwasher, new full height fridge/freezer and an electric hob and oven. The living room is accessed by glass panelled double doors leading into this very spacious oblong room which can be configured in a variety of ways. The two bedrooms upstairs have good quality built-in wardrobes - bedroom one being exceptionally large with a dressing area. The bathroom has a shower over the bath with glass shower screen and loads of built-in storage cupboards under and around the wash hand basin. AVAILABLE IMMEDIATELY. UNFURNISHED.

ENTRANCE HALL 9'4" X 5'7"

Glazed door and side window to front. Slate grey wood effect vinyl flooring. Heater. Large under stairs cupboard and further storage cupboard.

KITCHEN 11'4" x 10'5" max

Comprising white wall and base units with complimentary grey worktops. White walls with grey splashbacks. Recess spotlights. Window to front with blind. Stainless steel sink unit with mixer tap. Washing machine, separate dryer, full size dishwasher, full height fridge/freezer and electric hob and oven with extractor above. Slate grey wood effect vinyl flooring.

LIVING ROOM 19'2" X 13'1"

Glass panelled double doors leading into this large sunny room with two windows with new curtains affixed. New light shades. Newly carpeted in beige. Two heaters.

LANDING 12'8" X 5'2"

Doors to all rooms. Heater. Newly carpeted and new light shade.

BEDROOM ONE 19'2" X 10'8"

Very spacious room with bed section then an archway leading to a dressing area. Two windows with new curtains affixed. New light shades. New beige carpet. Range of good quality built-in wardrobes with hanging rails, shelves and drawers. Two heaters.

BEDROOM TWO 9'5" x 8'1" plus recess wardrobes

One window with new curtains affixed. New light shade. New beige carpet. Range of good quality built-in wardrobes with hanging rails, shelves and drawers. Heater.

BATHROOM 7'4" X 6'3"

White suite comprising, low level w.c., vanity unit wash hand basin with under unit storage and drawers, panelled bath with mixer taps to bath and separate shower over with glass shower screen. Opaque window. Slate grey wood effect vinyl flooring. Towel rail, hand towel holder and toilet roll holder.

PATIO

Large area with sunny aspect.



Telephone: 01727 761 816



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