



18 Wickwood Court Woodstock Road North, St. Albans, AL1 4QE

Guide price £425,000 Leasehold



Paul Barker  
ESTATE AGENTS

**18 Wickwood Court Woodstock  
Road North  
St. Albans, AL1 4QE**

A wonderfully spacious two-bedroom first floor maisonette, located in a highly sought-after residential area of St Albans, offering fabulous views over communal gardens and the added bonus of no onward chain. There is also the option to purchase a garage within the development, available by separate negotiation.

The property is accessed via its own private front door with stairs leading to a half landing, that features a side window and a utility room. Further stairs lead up to a spacious hallway providing access to all rooms and a useful coat cupboard.

The standout feature is the impressive 27-foot lounge/dining room, which benefits from a bright dual aspect and a charming feature fireplace. This generous space offers ample room for both living and dining.

The kitchen is fitted with a range of wall and base units with a range cooker, integrated appliances, and a window overlooking the communal gardens.

There are two double bedrooms, the principal bedroom features a bay window and built-in wardrobe, while the second bedroom also includes built-in storage. A modern, spacious shower room completes the accommodation, with a walk-in cubicle, wall-mounted shower, basin, and WC.

Externally, the property enjoys access to beautifully maintained communal gardens, with generous lawned areas, mature trees, and a patio space for residents to relax.

The location is highly desirable, close to the amenities of Fleetville and The Quadrant, within walking distance of St Albans City mainline station offering direct services to St Pancras International, and near several excellent parks and green spaces.





## ACCOMMODATION

### FIRST FLOOR

#### Entrance Hall

#### Lounge/Dining Room

27'4 x 12'5 (8.33m x 3.78m)

#### Kitchen

7'11 x 10 (2.41m x 3.05m)

#### Utility

#### Bedroom

13'6 x 10'5 (4.11m x 3.18m)

#### Bedroom

12'3 x 8'5 (3.73m x 2.57m)

#### Shower Room

### OUTSIDE

#### Communal Gardens

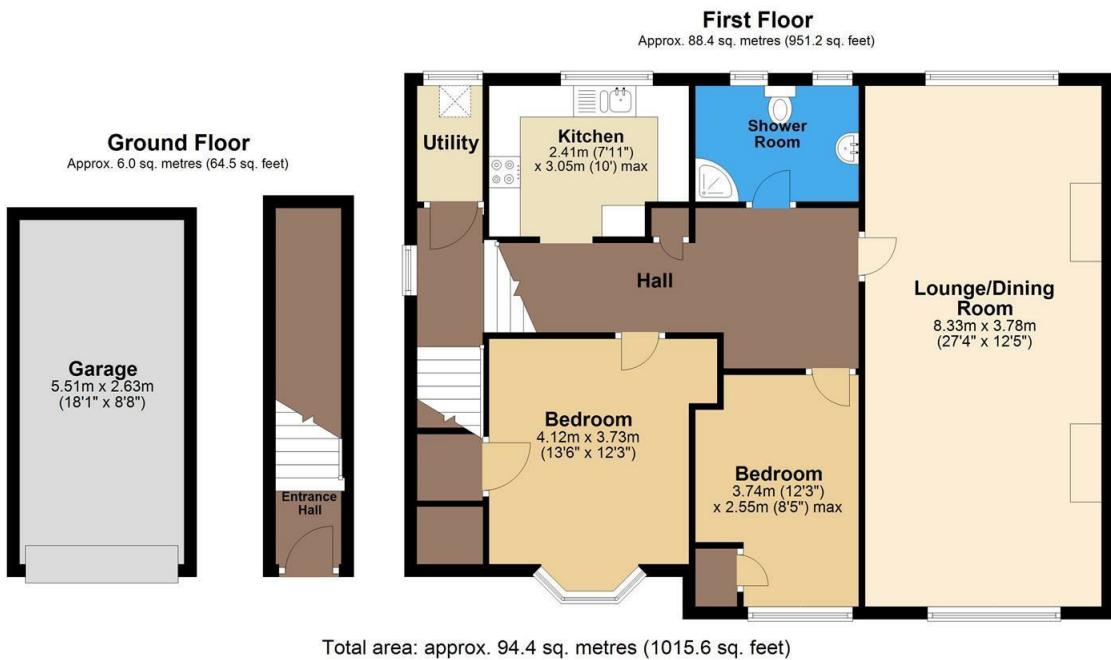
**LEASEHOLD - 137 Years Remaining**

**Service Charge - £1,596**

**Reserve Fund - £1,278**

**Ground Rent - £0**

## Floor Plan



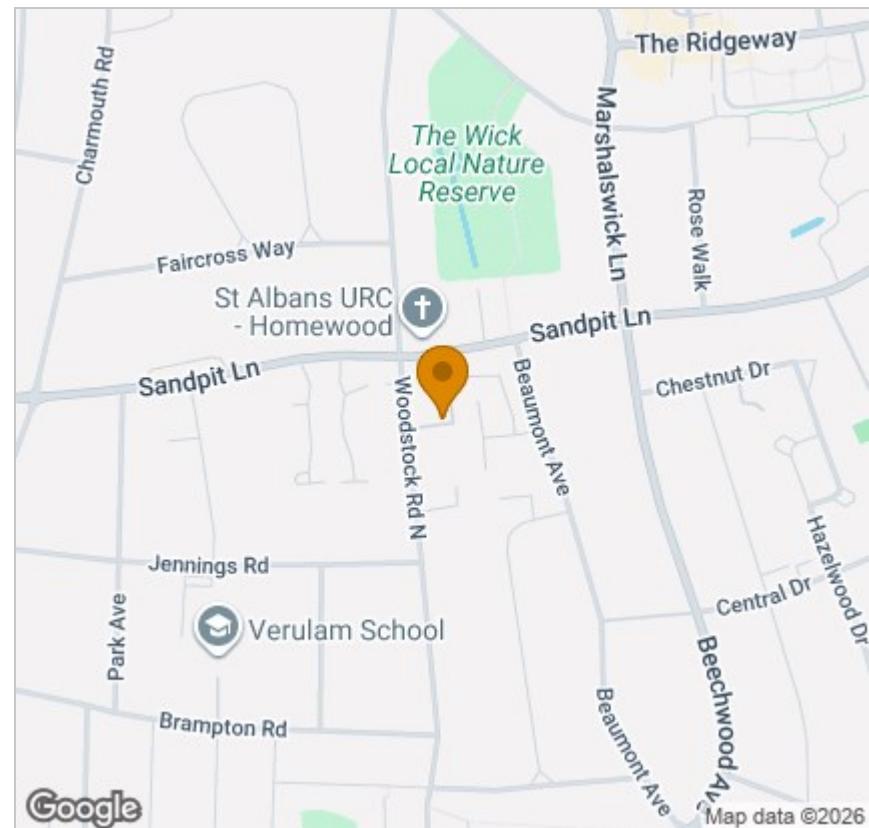
## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

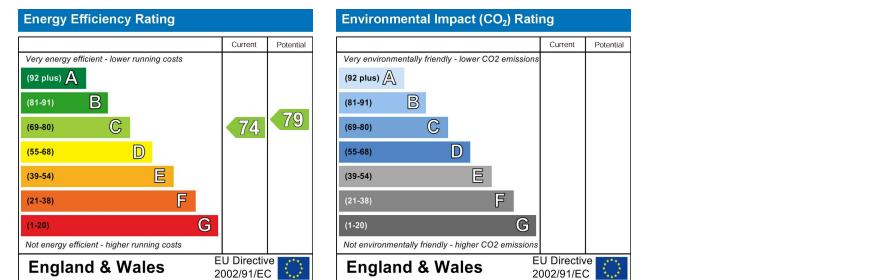
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## Area Map



## Energy Efficiency Graph



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