



Bede Court, Royston Road, St. Albans, AL1 5NF

welcome to

Bede Court, Royston Road, St. Albans

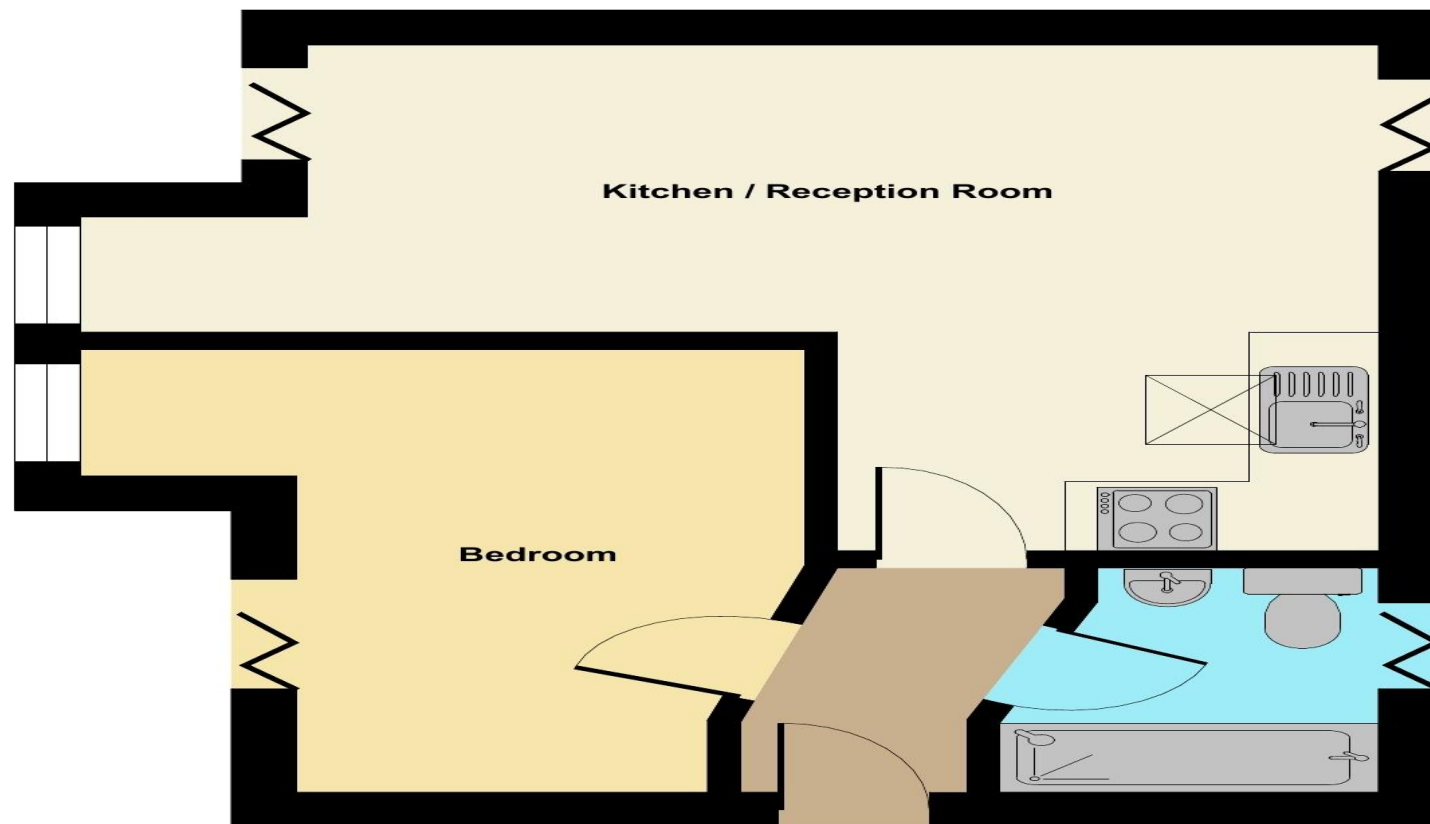
Offered chain free, this well-presented top floor flat in the popular Bede Court development is perfect for first-time buyers, investors, or those looking to downsize. Ideally located on Royston Road, the property benefits from residents' off-street parking.



Royston Road, St. Albans, AL1

Approximate Area = 385 sq ft / 35.8 sq m

For identification only - Not to scale



SECOND FLOOR

Reception Room/Kitchen

16' 6" max x 14' 8" max (5.03m max x 4.47m max)

Bedroom

12' 10" max x 6' 5" min (3.91m max x 1.96m min)

Bathroom



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for William H Brown. REF: 1276040

welcome to

Bede Court Royston Road, St. Albans

- Upper Floor One Bedroom Flat
- 1.0 Mile from St Albans City Station
- Chain Free
- Off-Street Resident Parking
- Open-Plan Living Area

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1140.00

Ground Rent: 495.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB105691



Property Ref:
ALB105691 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01727 834838



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,
AL1 3XZ



williamhbrown.co.uk