



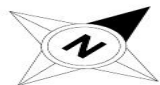
Abbott House Everard Close, St. Albans AL1 2BZ

welcome to

Abbott House Everard Close, St. Albans

Offered with no onward chain, this modern ground floor studio apartment with allocated parking presents an excellent opportunity for first-time buyers, investors, or those seeking a convenient property in the heart of St Albans.

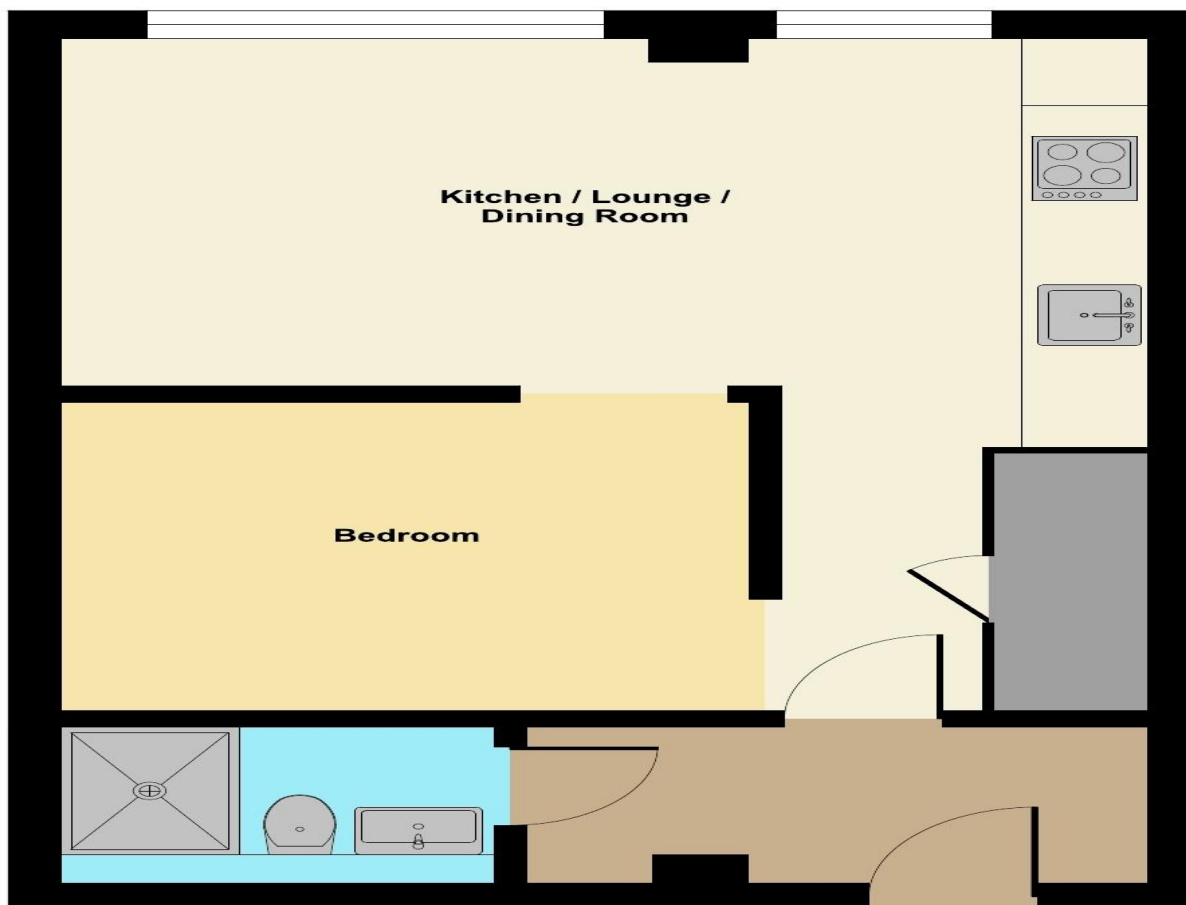




Abbey View, Everard Close, St. Albans, AL1

Approximate Area = 419 sq ft / 38.9 sq m

For identification only - Not to scale



FIRST FLOOR

Lounge/Kitchen/Dining Room

16' 9" max x 12' max (5.11m max x 3.66m max)

Bedroom

10' 5" x 9' (3.17m x 2.74m)

Bathroom

6' 9" x 3' 9" (2.06m x 1.14m)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for William H Brown. REF: 1356044

welcome to

Abbott House Everard Close, St. Albans

- 1 Bedroom Studio Apartment
- Ground Floor
- Allocated Parking
- 0.3 Miles from St Albans Abbey Station
- 0.7 Miles from the City Centre

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1572.00

Ground Rent: 247.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require 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/ALB105968](https://www.williamhbrown.co.uk/Property/ALB105968)



Property Ref:
ALB105968 - 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.



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