

Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Not energy efficient - higher running costs
(92 plus) A	(1-20) G
(81-91) B	(21-38) F
(69-80) C	(39-54) E
(55-68) D	(55-68) D
61	61
Current	Potential

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
(92 plus) A	(1-20) G
(81-91) B	(21-38) F
(69-80) C	(39-54) E
(55-68) D	(55-68) D
Current	Potential

Total area: approx. 51.4 sq. metres (552.8 sq. feet)
 2 The Old Meeting House, Lower Dagnal Street, St. Albans





A chain free two bedroom ground floor apartment in this select conversion situated in the conservation area just a few hundred meters of St Peters St. The Old Meeting House is small, private development with luxury fixtures and fittings throughout, complete with allocated parking space and a long lease.

Communal entrance

Secure communal front door and entry system.

Hallway

A hard wood front door. Airing cupboard housing hot water system. Radiator. Wood effect flooring. Doors leading to:-

Living Area

Double glazed window to side. Double doors leading to patio area. Radiator. Wood effect flooring.

Kitchen

A modern range of white gloss wall and base mounted units with stone work surface and upstands. Inset stainless steel sink unit with mixer tap. Integrated appliances to include: Electric oven with induction hob and extractor fan, fridge/freezer and washing machine. Wood effect flooring. Radiator.

Master Bedroom

Double glazed window to side. Radiator. Fitted wardrobe with sliding mirror fronted doors.

Bedroom Two

Double glazed window to side. Radiator.

Bathroom

A luxury bathroom suite comprising: Bath with shower screen, mixer tap, over head shower and detachable wand. Vanity wash hand basin with mixer tap. WC. Part tiled walls. Wall mounted mirror. Chrome heated towel rail.

Communal Outside Space

Directly accessed via the double doors from the living room. Block paved patio providing outdoor entertaining space.

Parking

Allocated parking space.

Lease

114 years remaining.

Service Charge

£1412.50 for the current year.

Ground Rent

£395 per annum.

