

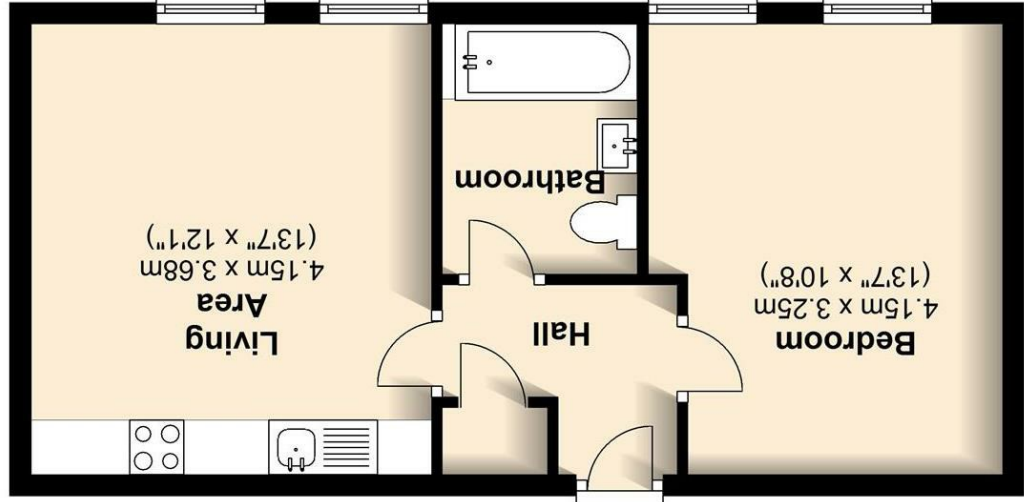
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		

Environmental Impact (CO₂) Rating

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

Energy Efficiency Rating

Flat 13, Porterswood House, St. Albans
 Total area: approx. 36.9 sq. metres (397.1 sq. feet)



First Floor
 Approx. 36.9 sq. metres (397.1 sq. feet)





A well presented one bedroom first floor apartment to the North of the City Centre only a mile and half from the mainline station with local amenities only a short walk away. The property was converted within recent years to provide good size accommodation with allocated parking and a long lease making an ideal first time purchase or investment.

Communal Entrance Hallway

Stairs to first floor. Meter cupboards. Oak front door to:

Private Inner Hallway

Cupboard housing hot water cylinder. Electric radiator.

Open Plan Living Room/ Kitchen

Double glazed window to front. Fitted with a range of high gloss wall and base units with inset one and a half bowl sink unit with swan neck mixer tap over. Quartzstone worksurfaces with upstands. Complimentary splashbacks. Stainless steel oven with induction hob and extractor over. Integrated fridge/freezer and washing machine. Electric radiator.

Double Bedroom

Double glazed window to front. Electric radiator.

Bathroom

Modern suite in white comprising panelled bath with glazed shower screen and thermostatic shower. Low level WC. Pedestal wash hand basin with mixer tap. Chrome ladder style heated towel rail. Part tiled walls and tiled flooring.

Parking

Allocated space with further visitors parking bays.

Lease

125 years with 115 years remaining.

Maintenance

£1694.78 for the current year.

Ground Rent

£250 per annum.

