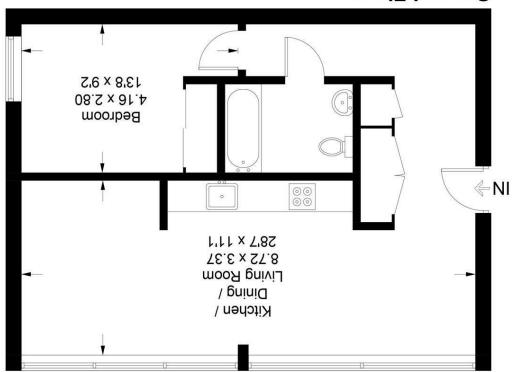


Environmental Impact (CO₂) Rating

* *	U Directiv					
		snoizzimə 200 rədiyi - ylbnərit yllıstnəmnorivnə toN				
		9				(1-20)
		5				(21-38)
			3			(36-24)
			D			(22-68)
				Э		(08-69)
					8	(19-18)
						(snlq 29)
		Very environmentally friendly - lower CO2 emissions				
Potential	Current					

Platt court

ft pa 862 \ m pa 4.22 = s
ernal larnetini asong estimizonqqA



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1142860)

01727 836561 www.daniels.uk.net sales@daniels.uk.net | lettings@daniels.uk.net 32 London Road, 51 Albans, Herts, AL1 1NG



Hatfield Road | St. Albans | AL1 3G@ffers In Excess Of £250,000 Leasehold









Entrance

Hard wood front door. Large double cupboard housing hot water system with space and plumbing for washing machine. Additional storage cupboard. Video entry phone system.

Living Room

Double glazed windows. Electric heaters. Oak flooring.

Kitchen

A range of wall and base mounted units with wood effect work surfaces. Stainless steel sink and mixer tap. Integrated appliances to include electric oven with hob and extractor. Dish washer and fridge/freezer.

Bedroom

Double glazed window. Electric heater. Wood effect flooring. Built-in wardrobes.

Bathroom

Bath with glazed shower screen, mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled flooring. Chrome heated towel rail. Down lighters. Extractor fan.

Parking

Allocated underground parking space.

Communal Gymnasium A wide selection of cardio and weight equipment

Lease

130 years from 1 January 2008. 113 years remaining.

Ground Rent £300 per annum.

Service Charge £3,300 per annum.

