

**Forrester House  
St. Albans  
AL1 3LW**

 **2 Bedrooms**

 **2 Bath/Shower Rooms**

 **1 Reception Room**

 **EPC Band C**

**Council Tax: Band: D £2,155.11  
(2024/2025)**

**Local Authority: St Albans City &  
District Council**

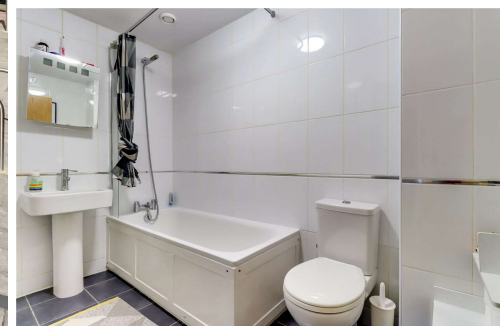
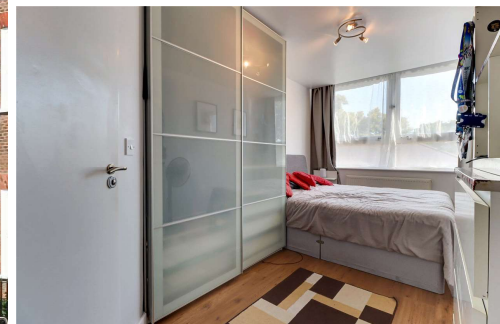
**Tenure: Leasehold, 99 years from  
22<sup>nd</sup> October 2013**

**Service Charge: £229 pcm**

**Ground Rent: £300 pa**

**Guide Price  
£240,000 Leasehold**

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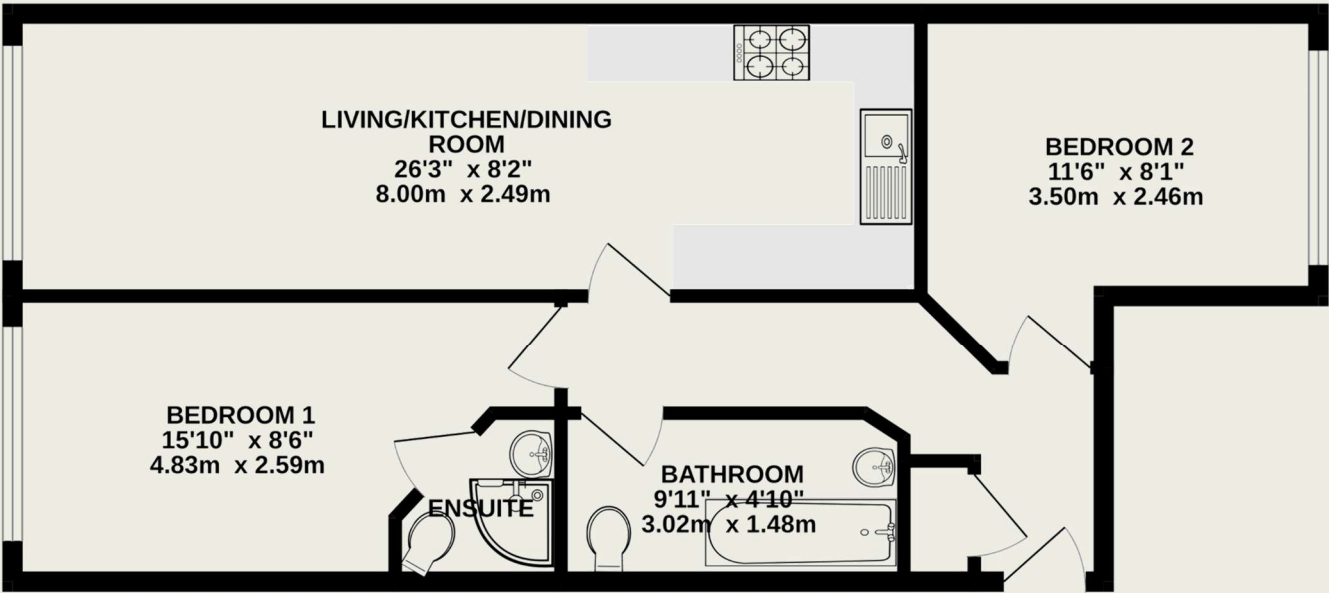
Situated on the upper floor with lift access and no onward chain, this impressive two double bedroom, two bathroom apartment offers bright and spacious accommodation right in the heart of the vibrant City centre.

Description

Flooded in natural light from the large double glazed windows, this top floor apartment boasts lift access and is just a stone's throw from the mainline station, sought after schooling and all that the City has to offer. With access through a secure entry phone system, the well-kept communal hallway provides staircase and lift access to the top floor where this apartment is located. The entrance hall has a cupboard which houses the recently installed central heating boiler and provides access to the reception room, bedrooms and bathroom. The open-plan reception room is flooded in natural light with a seating and dining area to one side and a smart modern fitted kitchen to the other. This is fitted with a range of white high-gloss storage cupboards with worktops over and includes numerous integrated appliances. The principal bedroom, which is a generous double, provides space for wardrobes and benefits from a en-suite shower room. The second bedroom is also double in size and is serviced by a modern family bathroom. In summary, a perfect first home or investment purchase ideally located in the heart of the City centre. The property is eligible for a dispensation permit in Zone B and there is also free parking, a five to seven minute walk.

Location

This well-proportioned apartment is located right on the main stretch of St. Peters Street, conveniently positioned for the mainline station and surrounded by the City's many bars, restaurants and historic attractions.



TOTAL FLOOR AREA : 614sq.ft. (57.0 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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