



Frost's

Tel: 01582 768666

Waldegrave Park, AL5 5SF

£220,000 Leasehold



This ground floor maisonette which is presented well throughout will appeal to first time buyers, buy-to-let investors and even buyers looking to downsize.

Inside there is a good size living room, fitted kitchen, 15ft double bedroom with built in wardrobes and a re-fitted bathroom. Outside there is a large communal lawn area and several residents parking spaces are available.

Waldegrave Park is situated off Aldwickbury Crescent and is just over a mile from Harpenden's mainline railway station, which provides fast access to London St Pancras.

Energy Rating D.



Ground Floor

Living Room – 12'10 x 12'6

Kitchen – 9'9 x 6'4

Bedroom – 15'6 x 8'7

Bathroom – 7'3 x 5'6

Exterior

Communal Gardens

Parking

Lease Information

Length of lease – 99 years from September 1990.

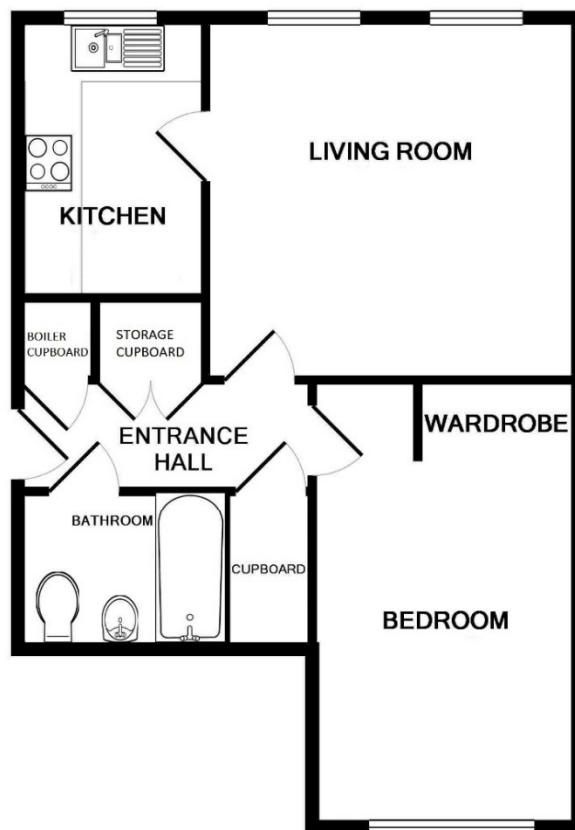
Current service charge inc. ground rent & buildings insurance – £75 per month (apprx).



Agent Note:

The seller is in the process of extending the current lease in preparation for the new buyer. Please ask agent for further details.

Lease Information – The lease, service charge and ground rent information has been provided by the vendor and therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.



TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

MONEY LAUNDERING REGULATIONS (2007)

In accordance with the Money Laundering Regulations (2007) we are required to confirm the identity of all buyers of the property. We are also required to keep a record of the evidence we have verified. It may delay agreeing a sale if for any reason we are unable to confirm your identity in the course of establishing a business relationship with you.