



DRUCE
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7 Aventure Court, Holywell Hill
St. Albans, AL1 1HR
Guide Price £422,500

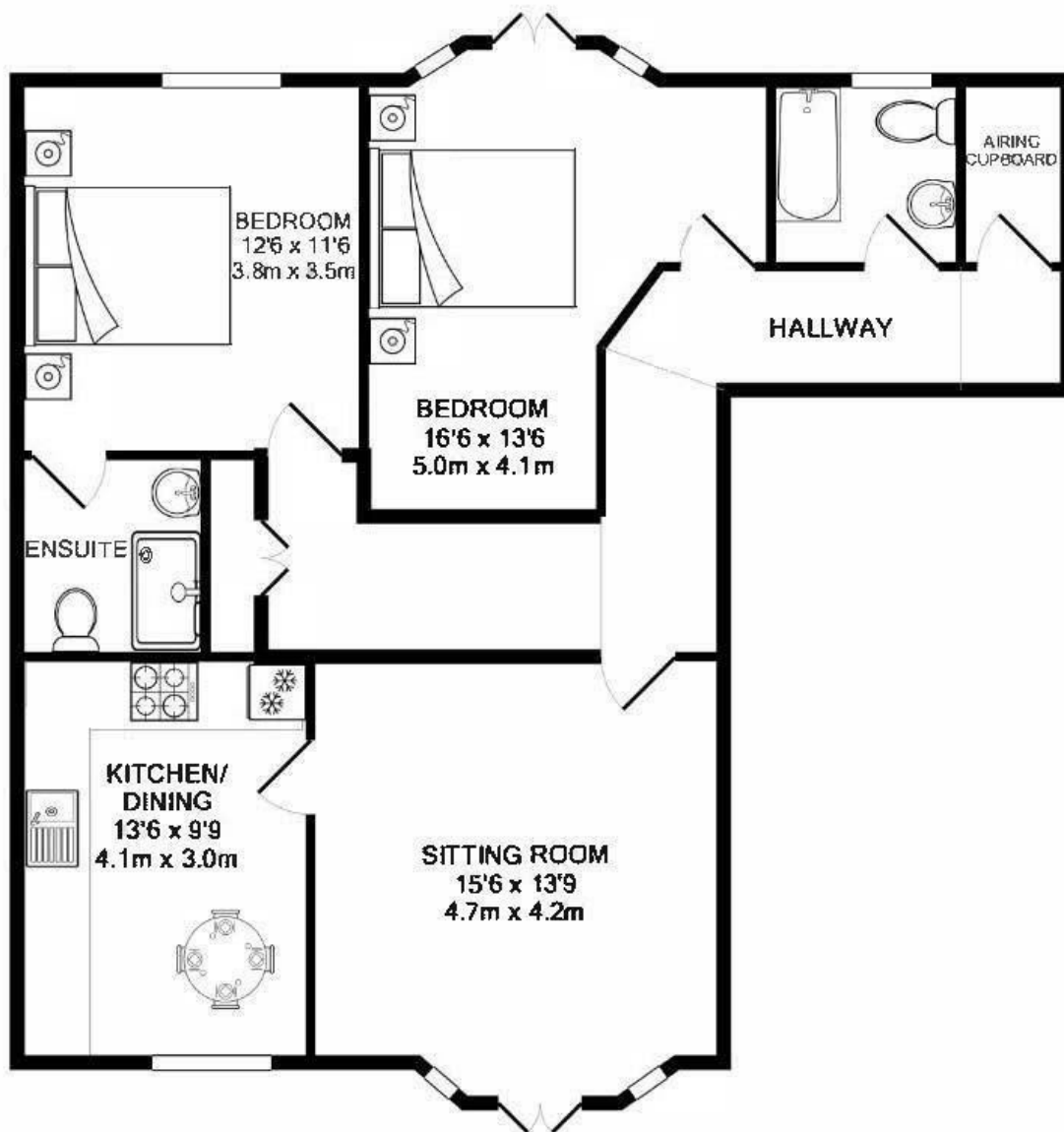
A modern 2 DOUBLE BEDROOM Ground Floor apartment in a prestigious gated development of only 12 apartments conveniently located opposite Verulamium Park, close Westminster Lodge Sports Centre, adjacent to the Abbey Station and within easy reach of St Albans Abbey, the City centre amenities and the mainline station into St Pancras International .

Bright spacious accommodation extending to approx 977 sq ft with a security entry phone system, gas central heating and sash style double glazed windows with double casement doors in Living Room and Bedroom 2 .

With benefit of a Lift to all floors the accommodation includes a deep entrance hall, spacious living room with bay, feature electric fire and casement doors to outside, a fully fitted breakfast / kitchen with integrated oven, gas hob, extractor, fridge, freezer, dish washer and washing machine, bedroom 1 with wardrobe cupboards and en-suite shower room, 2nd double bedroom with casement doors to outside, family bathroom .

Thers is an allocated parking bay, visitor's parking, bike area and communal gardens.





TOTAL APPROX. FLOOR AREA 977SQ.FT. (90.76SQ.M.)

Communal Entrance Hall

Entrance Hall

Living Room with casement doors

16' (4.88m)

14' Kitchen/ Dining Room with intergrated units

Bedroom 1

12'6" x 11'6" (3.81m x 3.51m)

Plus recess with fitted wardrobe cupboards.

En-Suite Shower Room

Bedroom 2

16'6" x 13'6" (5.03m x 4.11m)

Bathroom

Gated Allocated Parking

Visitors Parking

Bike Store

ALL MAIN SERVICES

EPC

Energy Rating - C

Council Tax

Band Tax E - Payable £2,758.72 p.a 2025-26

Lease Term

125 Years from 1st Setpember 2004. --104 years remaining.

Service Charge

£2,014.38p.a.

Ground Rent

£300 p.a. for the 1st 25 years to 2029 then £450 for next 25 years to 2054.

Agents Note

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 Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk

