



DRUCE
▲ & PARTNERS ▲

1 Aventine Court ,Holywell Hill
St. Albans, Hertfordshire AL1 1HR
Guide Price £430,000

1, AVENTINE COURT

101 Holywell Hill

St Albans

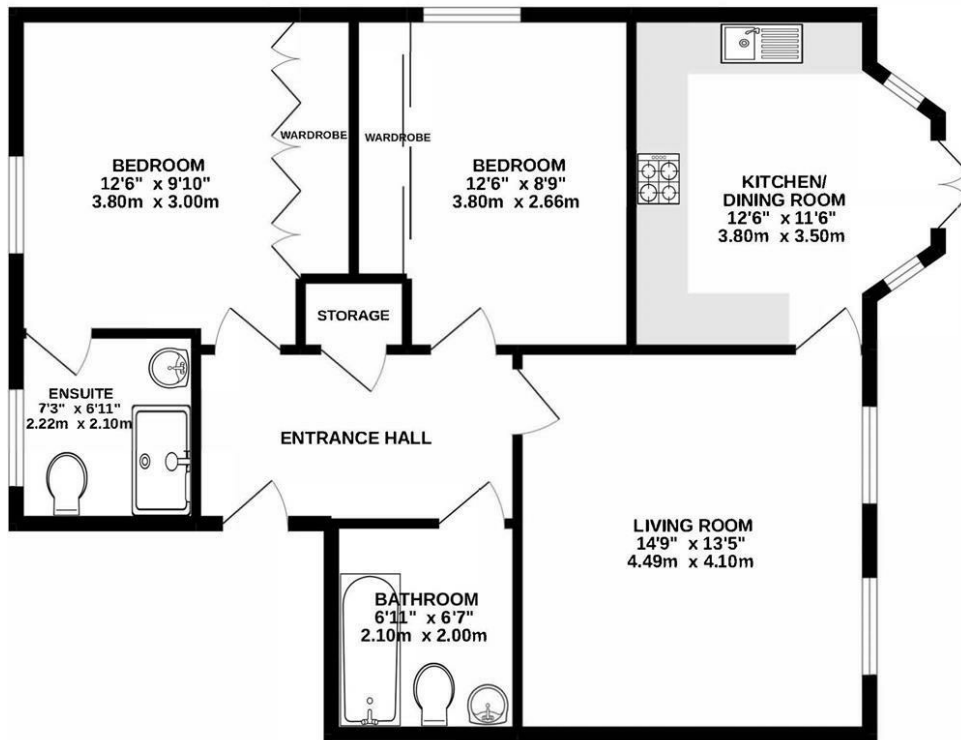
A modern 2 double bedroom ground floor apartment in a prestigious gated development of only 12 apartments conveniently located opposite Verulamium Park, close to Westminster Lodge Sports Centre, adjacent to the Abbey Station and within easy reach of St Albans Abbey, the City centre amenities and the main line Station into St Pancras International.

Bright and spacious accommodation 821sqft with entry phone system, security alarm, gas central heating, double glazed sashed windows and double doors to outside in kitchen / dining room.

With a lift to all floors, the apartment comprises entrance hall, living room, well fitted kitchen / dining room with integrated oven, hob with extractor, fridge/ freezer, washing machine and dishwasher. Bedroom 1 with fitted wardrobes cupboards and en-suite shower room, double bedroom 2 with fitted wardrobes cupboard and family bathroom. There's allocated parking bay for one and ample visitors parking, bike store and communal gardens.



GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	



ACCOMMODATION

Entrance Hall

Living Room

14'9 x 13'5 (4.50m x 4.09m)

Kitchen / Dining Room

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

Bedroom 1

12'6 x 9'10 (3.81m x 3.00m)

En-Suite Shower Room

7'3 x 6'11 (2.21m x 2.11m)

Bedroom 2

12'6 x 8'9 (3.81m x 2.67m)

Bathroom

6'11 x 6'7 (2.11m x 2.01m)

Gated Allocated Parking

Visitors Parking

Bike Stand

Communal Gardens

ALL MAINS SERVICES

EPC

Energy rating - C

Council Tax

Band - E - £2818p.a

Ground Rent

Currently £300 p.a - Reviewed every 25 years

Service Charge

Currently £2,014.38 p.a

Lease term 125 years

125 years from 1 September 2004 - 104 years remaining

Agents Note

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Viewing

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

