



DRUCE
▲ & PARTNERS ▲

146-148 London Road
St. Albans, AL1 1PQ
Guide Price £425,000

Apartment 3 146 - 148 London Road St Albans

A well presented, spacious 2 double bedroom apartment of contemporary design with 2 bathrooms in the heart of St Albans within easy walk of the City centre amenities and the mainline station into St Pancras International .

In a block of only 6 apartments with a floor area of approx 875 sq ft (82 sq m) with entry phone system..

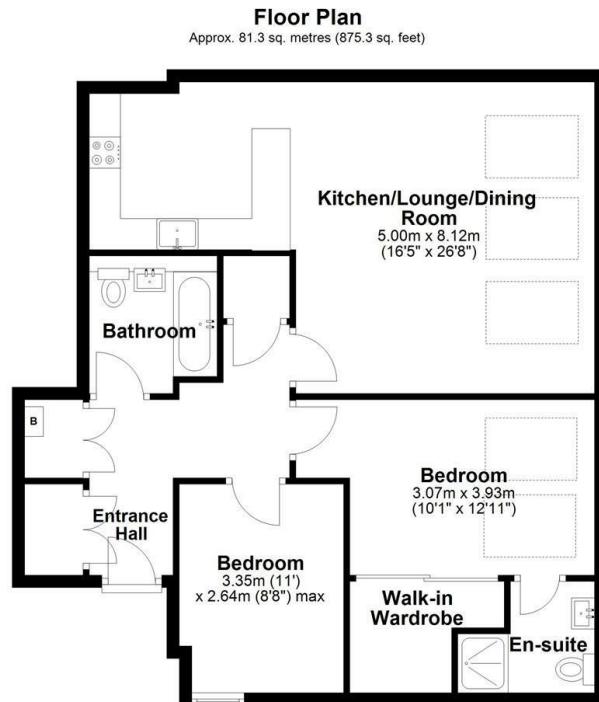
Communal reception hall, entrance hall with fitted cupboards and utility cupboard with boiler and washing machine.

27' x 16' open plan lounge / dining / kitchen with integrated ceramic hob, extractor, oven, fridge, freezer, dishwasher.

Bedroom 1 with walk-in wardrobe cupboard and en-suite shower room. 2nd double bedroom, bathroom with shower over bath.

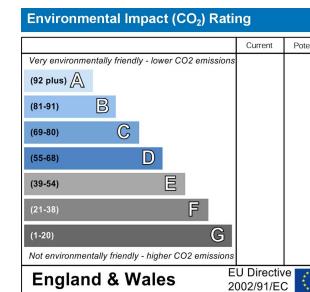
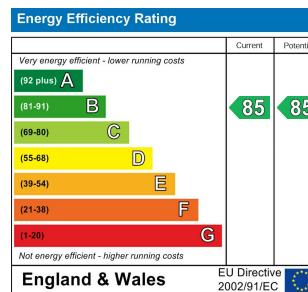
2 allocated parking spaces. Personal storage unit,





Total area: approx. 81.3 sq. metres (875.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.



Entrance Hall

Kitchen / Lounge / Dining Room

26'8 x 16'5 (8.13m x 5.00m)

Integrated appliances. Range of fitted cupboards.

Bedroom 1

12'11 x 10'1 (3.66m x 3.35m x 3.05m x 0.30m)

Walk-in wardrobes.

En-suite Shower Room

Bedroom 2

11'0 x 8'8 (3.35m x 0.00m x 2.44m x 2.44m)

Bathroom

16'5 x 26'8 (4.88m x 1.52m x 7.92m x 2.44m)

With shower over bath.

OUTSIDE

Communal areas

2 ALLOCATED PARKING SPACES

Personal storage unit for No. 3

All Mains Services

EPC

Energy Rating - Band B

Council Tax

Band D - £2155.11 p.a

Leasehold

125 years from 6 November 2014

Ground Rent

£250. Doubling every 25 years

Service Charge

Currently £1,693.73 p.a.

Agents Note

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Viewing

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

