



Flat 1 Bede Court, Royston Road, St. Albans, Hertfordshire AL1 5NF

Guide price £320,000 Leasehold



Flat 1 Bede Court, Royston Road

St. Albans, Hertfordshire AL1 5NF

A bright and spacious ground floor maisonette forming part of a modern development in the popular Camp/Fleetville area of St Albans, close to local shops and services.

A private front door gives access into the impressive dual aspect kitchen/diner/living room featuring a lounge area with a box bay window, a stylish kitchen with a range of integrated appliances, breakfast bar and ample space for a dining table and chairs. The master bedroom overlooks the rear garden and benefits from an en-suite shower room with wet-room style shower, W.C. and basin. The second bedroom also overlooks the rear garden and there's a bathroom with a spa-bath with shower above, W.C. and basin.

Externally there are well-kept communal gardens and a residents car park.

Bede Court on Royston Road is located in the sought-after Camp/Fleetville area of St Albans within walking distance of the train station, superb schools, and the local amenities in Fleetville including Morrisons supermarket and a Post Office and the green open space of Highfield Park.





ACCOMMODATION

Kitchen/Diner/Living Room
28'6 x 18'3 (8.69m x 5.56m)

Bedroom 1
13'7 x 9'1 (4.14m x 2.77m)

En-Suite

Bedroom 2
9'8 x 8'9 (2.95m x 2.67m)

Bathroom

OUTSIDE

Communal Gardens

Residents Parking

LEASEHOLD - 112 Years Remaining

**Service/Maintenance/Ground Rent -
£1390 p.a.**



Floor Plan



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph

