



Flat 52 Cedar Court, St. Albans, AL4 0DL

Guide price £250,000 Leasehold



Flat 52 Cedar Court

St. Albans, AL4 0DL

A bright and spacious two bedroom top floor apartment in St Albans is offered chain free and with a long lease of 978 years remaining.

The accommodation benefits from a welcoming hallway with doors to rooms, a loft hatch and storage cupboards. A bright spacious living room with large double glazed windows over looking manicured gardens leading through to a fitted kitchen with wall and base units and includes recesses for a appliances. A master bedroom with fitted wardrobes and a further second bedroom, both benefiting from pleasant views of the rear of the property. The bathroom features a fitted white suite and a glass wall which allows in natural light.

Cedar Court is conveniently located near to a local parade of shops, family friendly pub, Smallford farm shop and Cafe and a further thriving parade of shops, services and food outlets all close by in Fleetville and the main line train station into St Pancras International is approx 1.5 mile away.





ACCOMMODATION

Entrance Hall

Bathroom

7'8 x 4'5 (2.34m x 1.35m)

Bedroom Two

8'9 x 8'9 (2.67m x 2.67m)

Bedroom One

11'6 x 11'7 (3.51m x 3.53m)

Living Room

16'4 x 10'8 (4.98m x 3.25m)

Kitchen

8'7 x 7'8 (2.62m x 2.34m)

Boiler Cupboard

Storage Cupboard

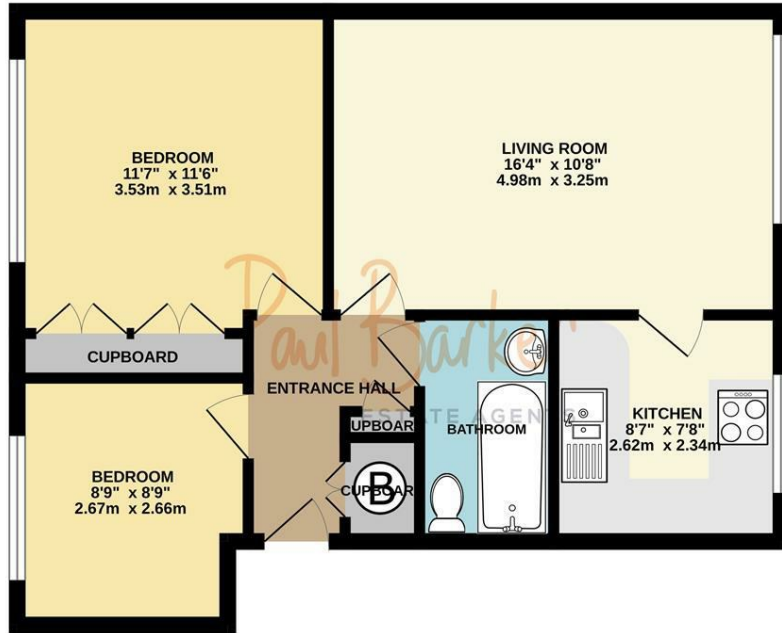
Leasehold 998 years remaining

Service Charge - 23/24 = £1440.09pa

Ground Rent - £50pa

Floor Plan

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.4 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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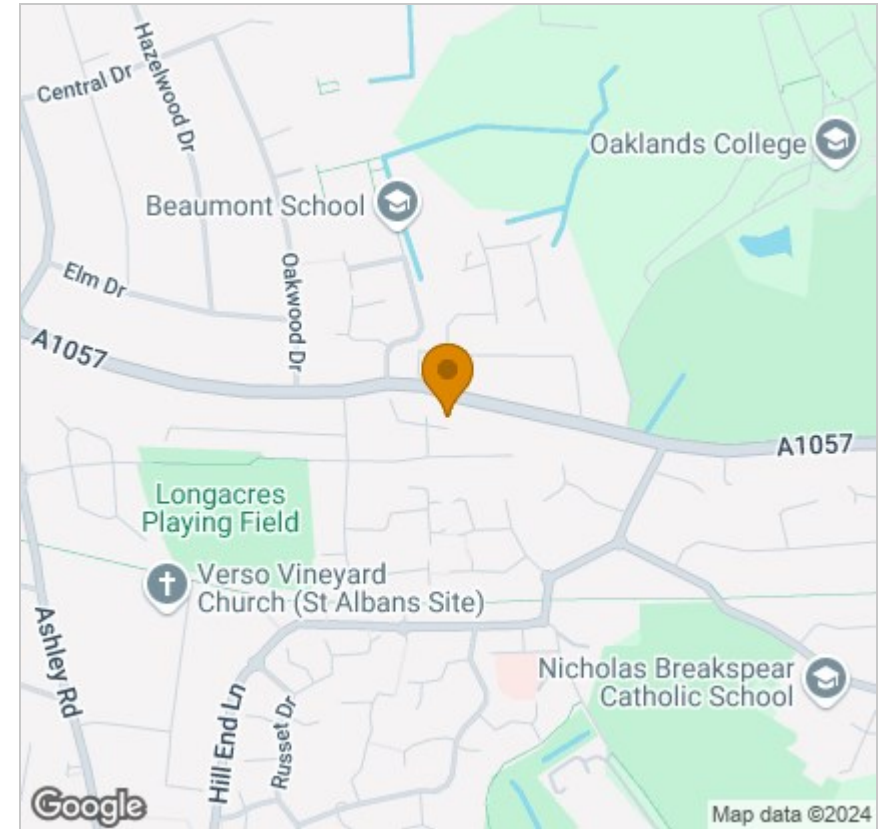
Viewing

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

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Area Map



Energy Efficiency Graph

