

Beaumonds, St Albans

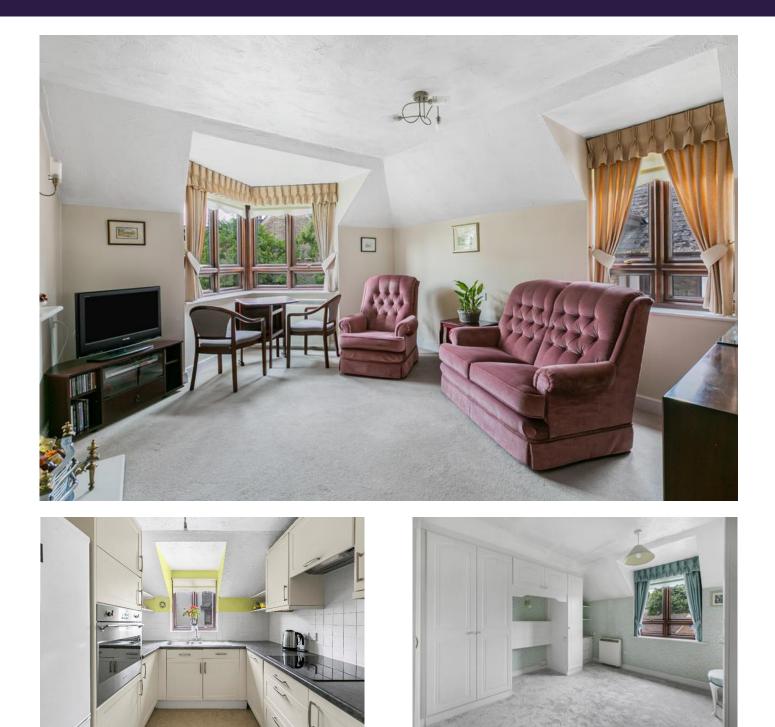


## Guide price £275,000

- One bedroom
- Second floor
- Well presented
- Over 55s only

- Recently refurbished communal areas
- Exclusive development
- Leasehold
- No Upper Chain





A spacious, bright and sunny south-facing second floor retirement flat forming part of this exclusive development built by Bovis Homes.

This city centre location offers an easy level walk to the shopping facilities of St. Albans with an excellent choice of shops/ restaurants and transport links.

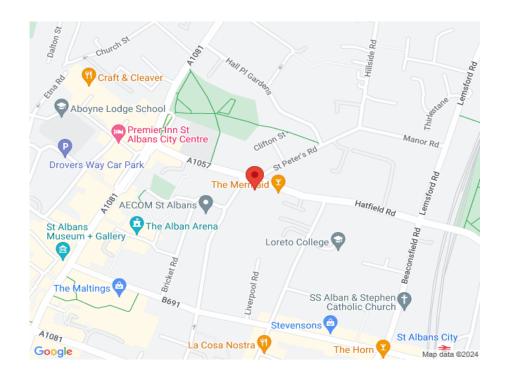
The triple aspect property is attractively presented with garden views from the lounge and benefits from double glazing, modern kitchen, modified shower room and on-site parking for residents.

There is an on-site weekday manager, security entry phone and 24hr alarm system. Recently refurbished communal areas including residents social lounge, lift, hallways and beautifully maintained gardens.



## Lease Details

Lease 125 years from 1992 with 90 years remaining Ground Rent - Peppercorn Service Charge - £415/ month



## Approximate Gross Internal Area 522 sq ft - 49 sq m



Disclosure: These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



Northwood St Albans

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