

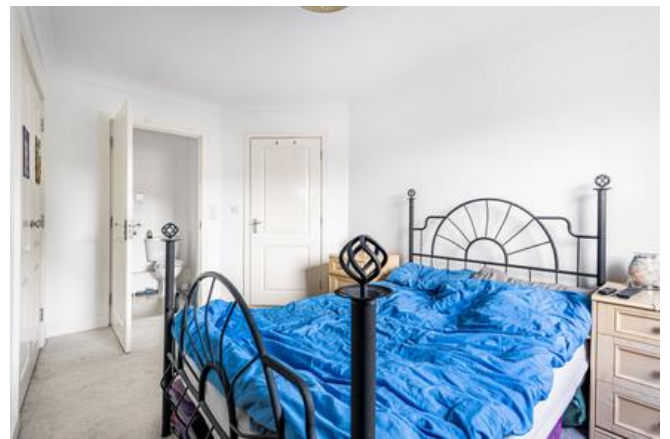


Dawn Court , St Albans



Guide price £375,000

- 2nd Floor
- Modern Block
- Two Bedrooms
- En-Suite To Master
- Parking Space
- Separate Kitchen
- Close to Station
- No Upper Chain



Occupying an enviable position just a short walk from St Albans City Station the property is a well presented two double bedroom second floor apartment.

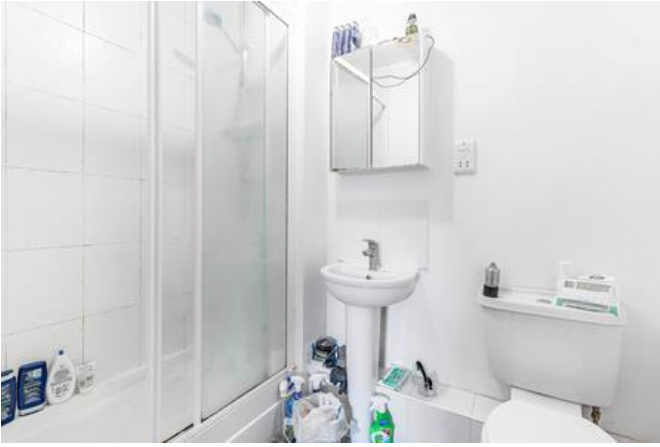
The accommodation comprises of an entrance hall with storage cupboards, large master bedroom with en-suite shower, additional second double bedroom, family bathroom, generous living room and a large separate kitchen. Outside an allocated off street parking space, additional visitors' spaces and communal gardens.

Lease information

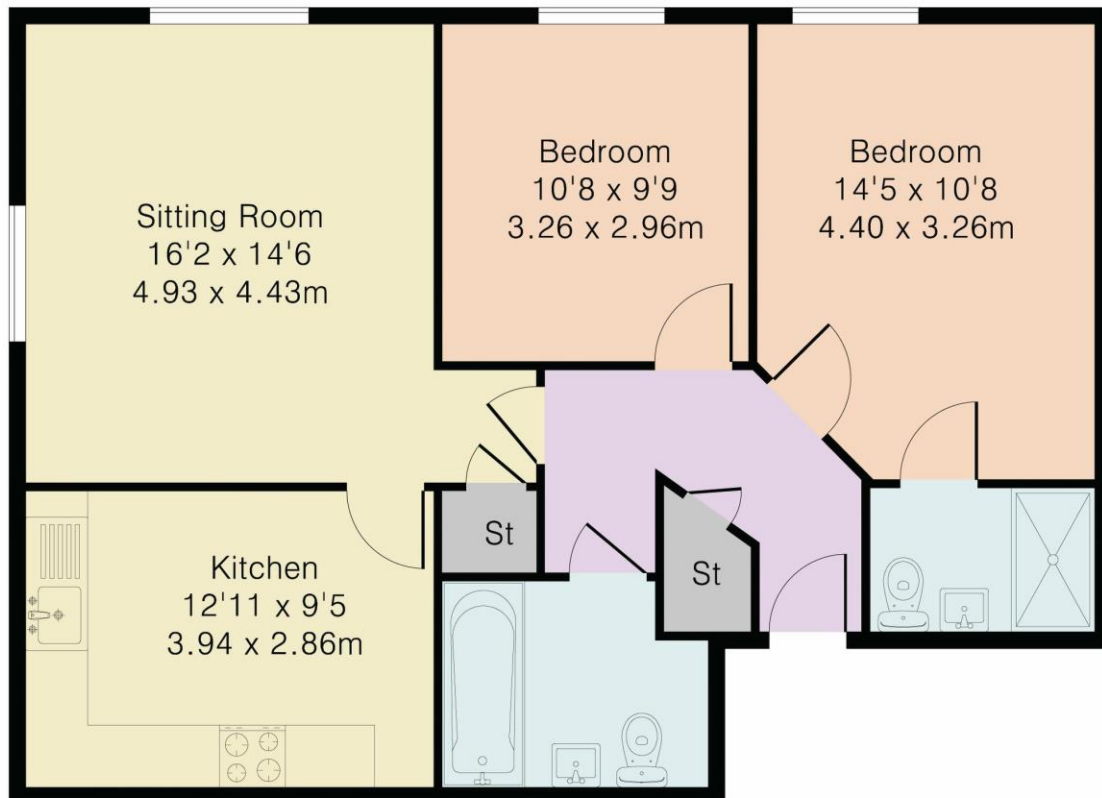
Length of lease – 125 Years from 2005 (106 years remaining)

Ground rent - £125 per annum

Service charge - £1920 per annum



Approximate Gross Internal Area 758 sq ft - 70 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



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