



Grosvenor Road, St Albans



2



1



1

Guide price £400,000

- Two Bedrooms
- First Floor
- Walk to City Centre
- Close to Station
- Garage
- Parking Space
- Leasehold
- No Upper Chain



A well-presented two-bedroom first floor apartment within a quarter of a mile of the mainline train station and within half a mile of the City centre.

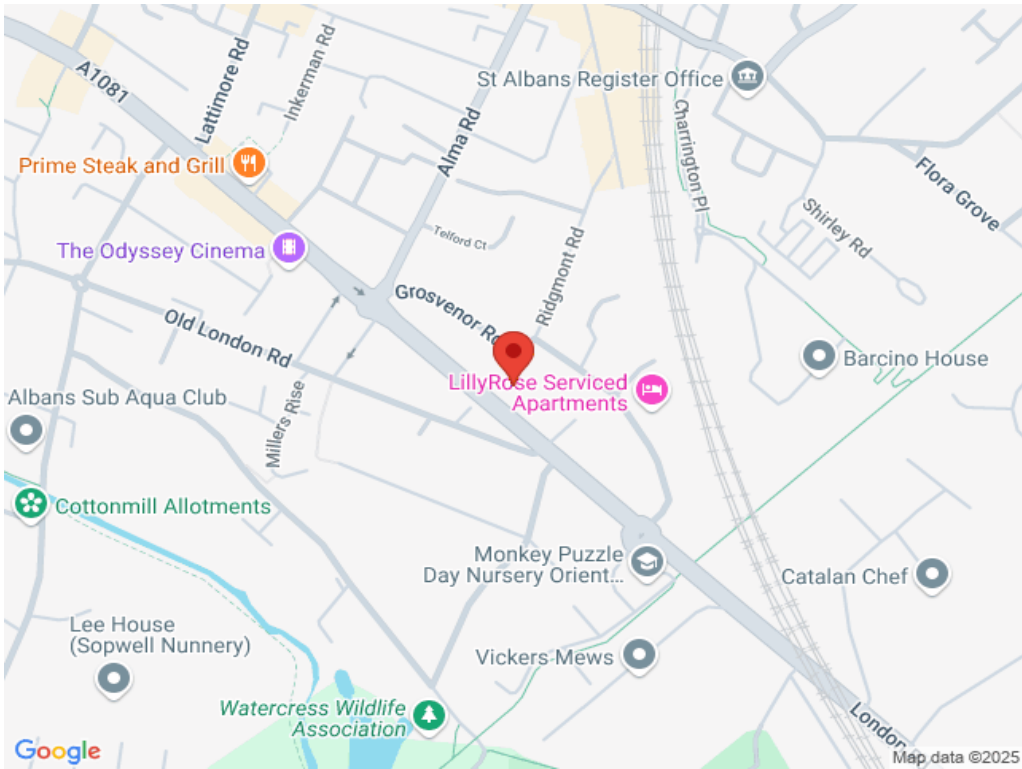
This property has the added benefit of a garage and parking space, double glazing, gas central heating, wooden flooring throughout. Offering two double rooms, a spacious living room, fully fitted kitchen and a white bathroom suite. Offered to the market with no upper chain.

Lease information.

Lease length – 976 years remaining

Ground rent - £30 per annum

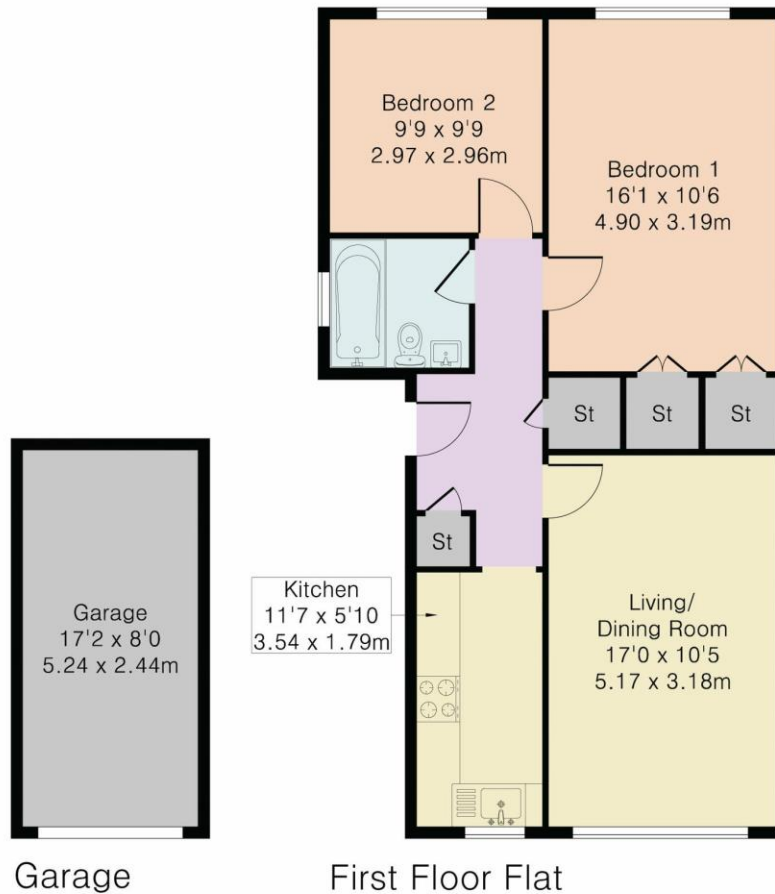
Service charge – 1/10th of the expenditure of the building



Approximate Gross Internal Area 807 sq ft - 76 sq m

First Floor Flat Area 669 sq ft – 63 sq m

Garage Area 138 sq ft – 13 sq m



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.



Northwood St Albans

01727734550

stalbans@northwooduk.com

