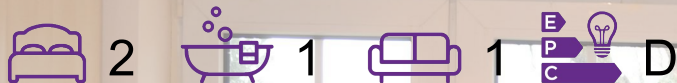




45 Westminster Court, St Albans, AL1 2DX Offers In The Region Of £375,000



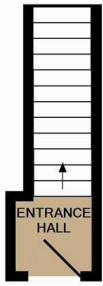
NO UPPER CHAIN! A spacious two double bedroom first floor maisonette situated within the popular residential cul-de-sac of Westminster Court. Ideally located within walking distance of the Town Centre, Abbey Flyer and St Albans City Station. The property benefits from ample residents parking and communal grounds.

Leasehold - Share of Freehold: 978 years remaining
Ground Rent per annum: £0
Service Charge per annum: £710.00
Council Tax Band: D
EPC Grade D

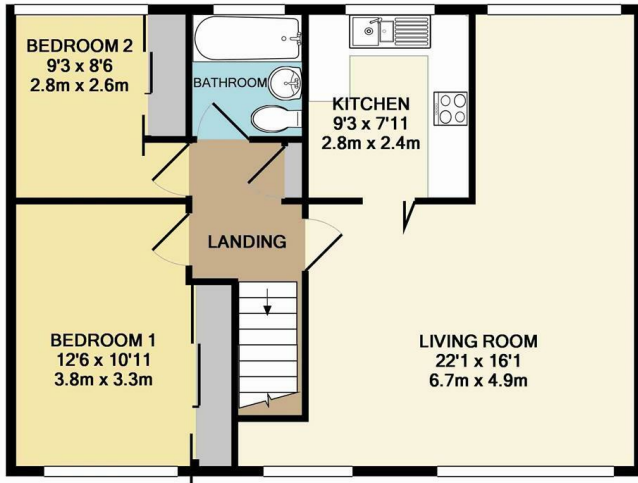
- Entrance Hall**
- Fully Fitted Kitchen**
- Dual Aspect Sitting / Dining Room**
- Two Double Bedrooms**
- Bathroom**
- Communal Grounds**
- Ample Parking**

- **NO UPPER CHAIN**
- **LONG LEASE LENGTH**
- **MAISONETTE**
- **TWO DOUBLE BEDROOMS**
- **WALK TO STATION**
- **IDEAL FIRST TIME OR INVESTMENT PURCHASE**





GROUND FLOOR
APPROX. FLOOR
AREA 45 SQ.FT.
(4.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(62.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 712 SQ.FT. (66.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.

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