



## 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**

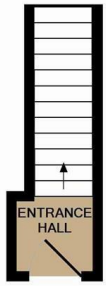
**Bathroom**

**Communal Grounds**

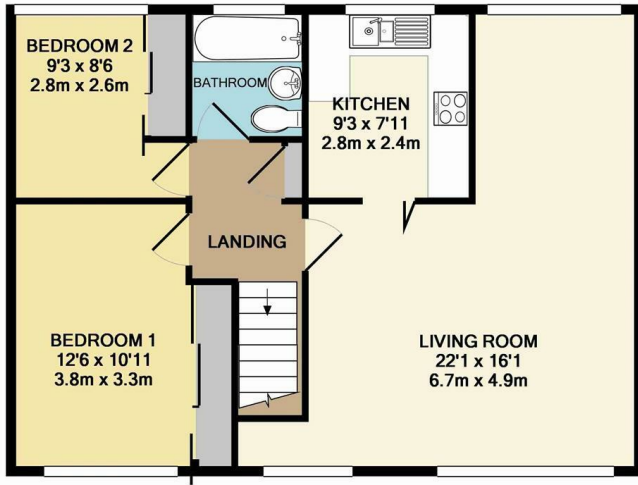
**Ample Parking**

- 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.)



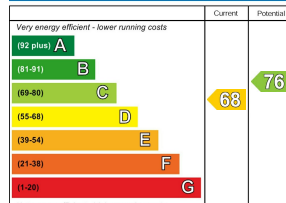
1ST FLOOR  
APPROX. FLOOR  
AREA 667 SQ.FT.  
(62.0 SQ.M.)

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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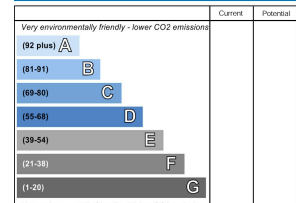


**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC



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