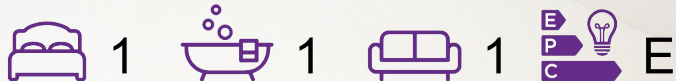




## 8 Canterbury Court, Battlefield Road, St. Albans, AL1 4DX

Asking Price £245,000



**NO UPPER CHAIN!** A one-bedroom ground floor apartment in a central sought-after location. The property is ideally situated within walking distance of the Town Centre and St Albans City station. Ideal investment or first-time buyer purchase.

Benefitting from an allocated parking space, security entry-phone system to communal hallway and long lease length. Accommodation comprises; entrance hallway; kitchen with appliances; living room; double bedroom; modern bathroom with shower.

Leasehold Tenure from May 1981 to May 2229.  
Council Tax Band C.  
Service Charge per annum £1,632.  
Ground Rent per annum £0.

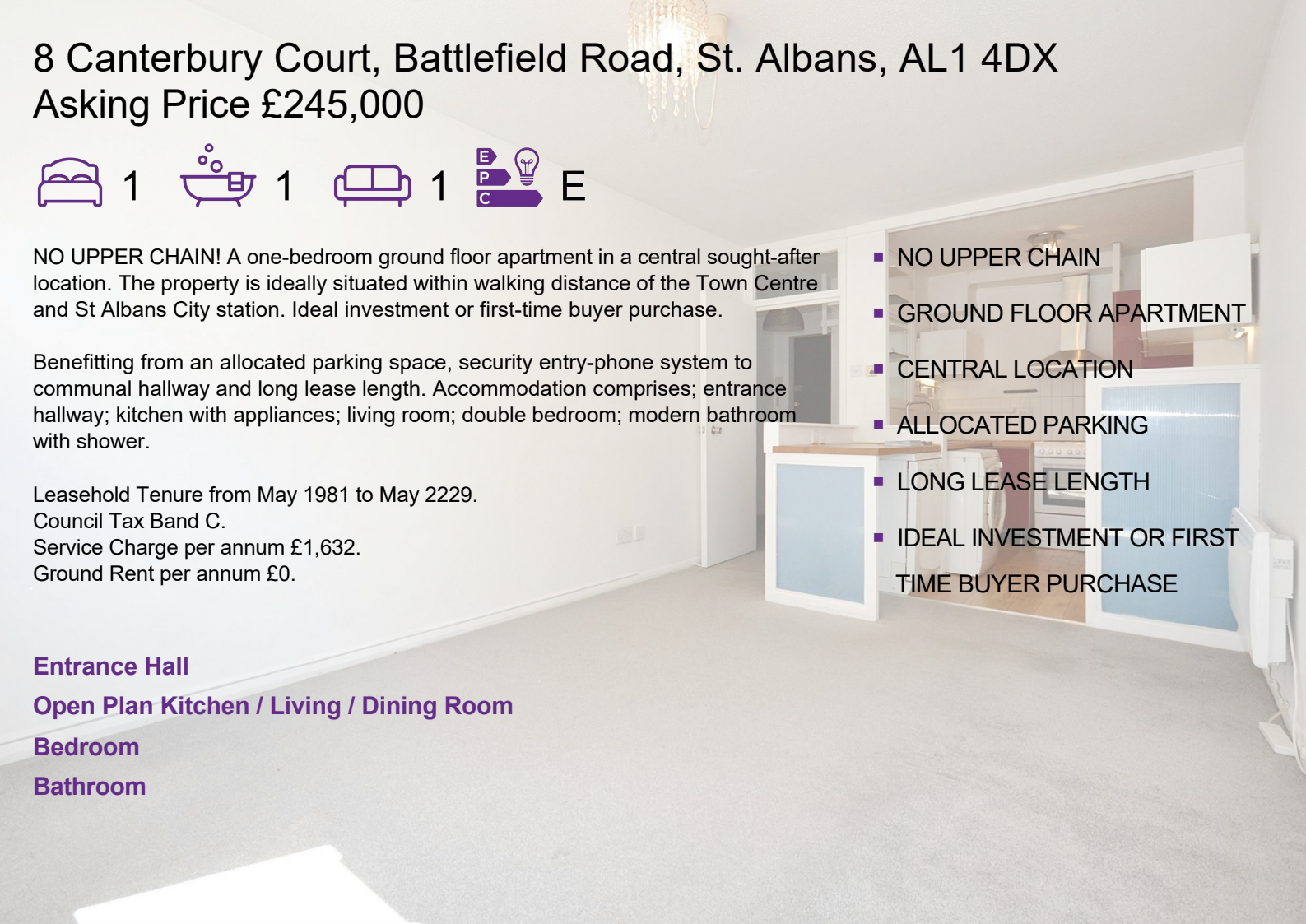
- NO UPPER CHAIN
- GROUND FLOOR APARTMENT
- CENTRAL LOCATION
- ALLOCATED PARKING
- LONG LEASE LENGTH
- IDEAL INVESTMENT OR FIRST TIME BUYER PURCHASE

**Entrance Hall**

**Open Plan Kitchen / Living / Dining Room**

**Bedroom**

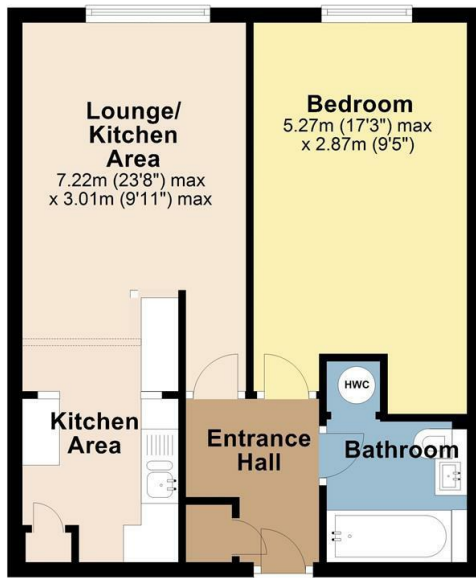
**Bathroom**





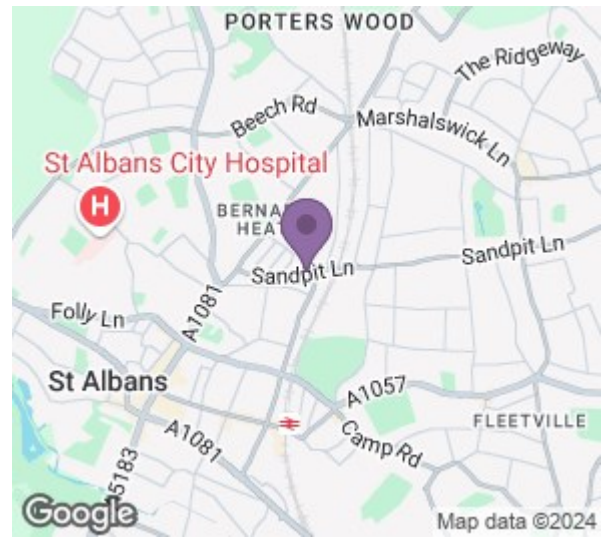
## Ground Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Total area: approx. 43.6 sq. metres (469.7 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(38-54) E				(38-54) E			
(21-37) F				(21-37) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
			80				
			54				
England & Wales		EU Directive 2002/91/EC		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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