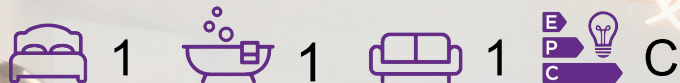




## 13 Hawkshill, Dellfield, St. Albans, AL1 5HU

Asking Price £210,000



**NO UPPER CHAIN!** A one double bedroom third floor apartment. The property has been newly redecorated and recarpeted throughout.

Situated within a popular residential development within walking distance of St Albans City Station. The property benefits from gas fired central heating, residents parking and communal grounds.

Accommodation briefly comprises; entrance hall, living / dining room, kitchen, double bedroom with built in storage, bathroom.

Leasehold Tenure with 59 Years remaining.  
Ground Rent £40 per annum.  
Service Charge £1450 per annum.  
Council Tax Band C.

- NO UPPER CHAIN
- ONE BEDROOM APARTMENT
- NEWLY REDECORATED AND RECARPETED THROUGHOUT
- GAS FIRED CENTRAL HEATING
- RESIDENTS PARKING AND COMMUNAL GROUNDS
- LEASE LENGTH 59 YEARS REMAINING
- WALKING DISTANCE TO ST ALBANS STATION

### Entrance Hall

### Kitchen

6'0" x 8'9" (1.83m x 2.67m)

### Lounge / Diner

14'6" x 11'6" (4.44m x 3.53m)

### Double Bedroom with built in storage

11'3" x 9'5" (3.43m x 2.87m)

### Bathroom



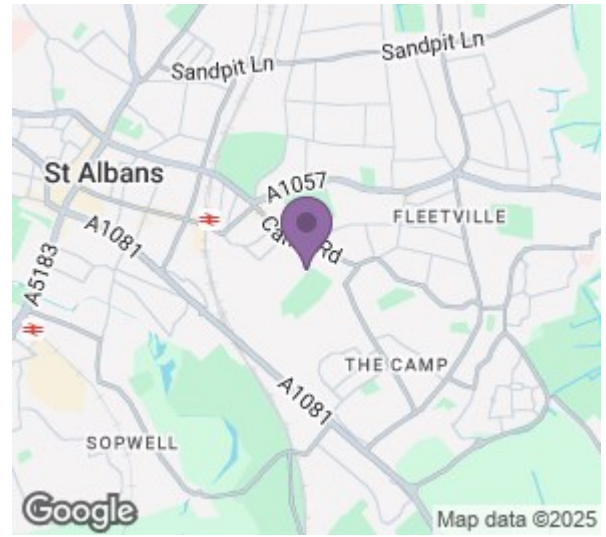
### Third Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



Total area: approx. 40.7 sq. metres (437.7 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 |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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