



15 Millers Rise, St. Albans, AL1 1QW
Asking Price £295,000

A top floor one-bedroom apartment in the popular Millers Rise development.

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NO UPPER CHAIN! A top floor one-bedroom apartment in the popular Millers Rise development. Located in a city centre cul-de-sac just off Old London Road, the property benefits from one allocated parking space and ample additional parking for visitors.

Internally the property comprises of an entrance hall with built in storage, lounge/dining room with bay front, separate kitchen, double bedroom with built in wardrobes and bathroom. The property has internal loft space access providing useful storage.

The well-maintained purpose-built block provides easy access to St Albans City station and Town Centre both being within walking distance.

Ideal first time buyer or investment purchase.

Leasehold Tenure with 88years remaining.
Ground Rent £100 per annum.
Service Charge £943 per annum.
Council Tax Band C.

- NO UPPER CHAIN
- TOP FLOOR ONE BEDROOM APARTMENT
- SHORT WALK TO STATION AND TOWN CENTRE
- CUL-DE-SAC LOCATION
- ALLOCATED PARKING SPACE
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE

Entrance Hall with built in storage

Living / Dining Room

Kitchen

Double Bedroom

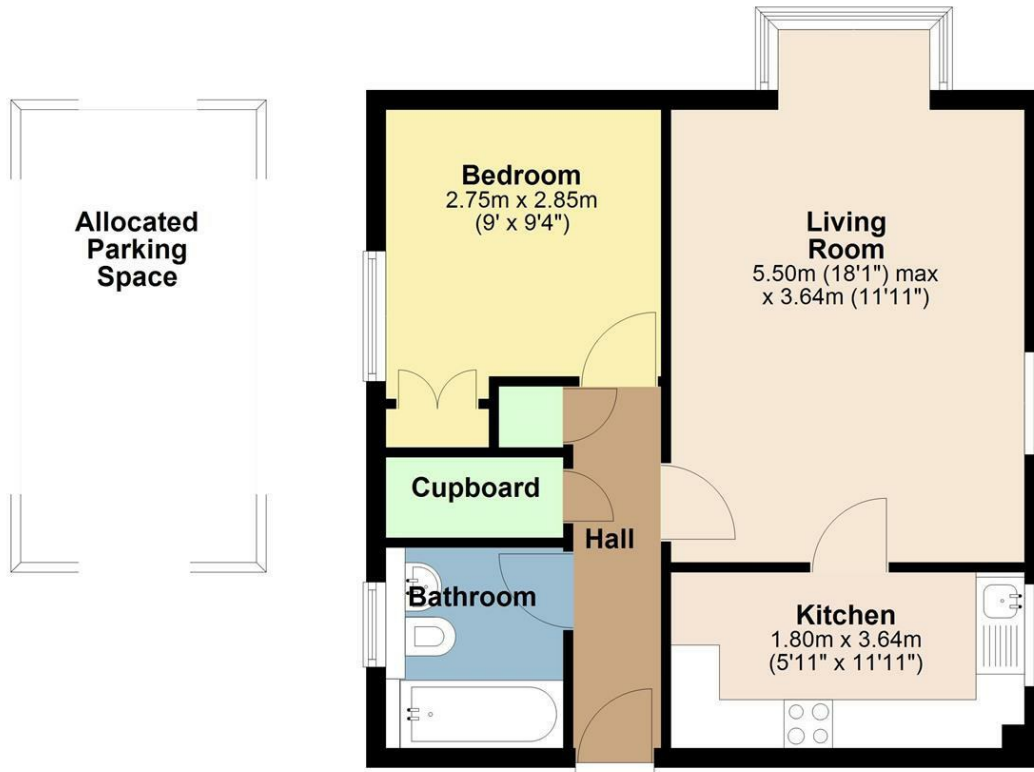
Bathroom

Internal access to loft for storage



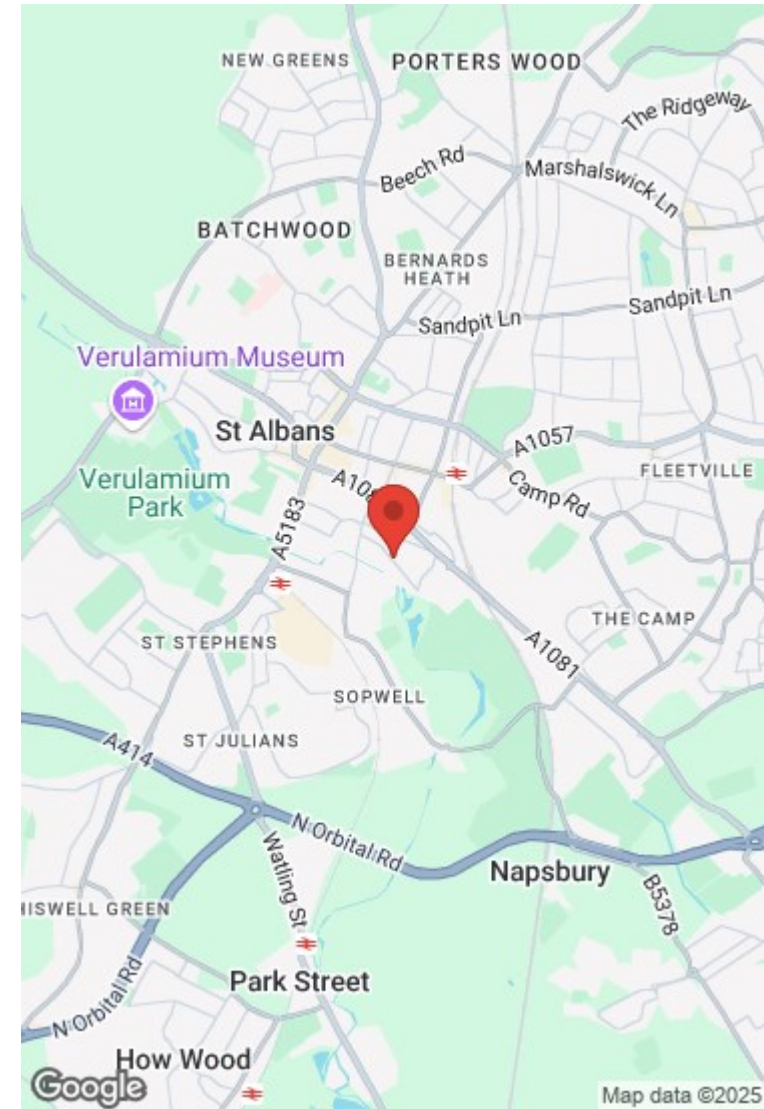
Second Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 44.6 sq. metres (480.3 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. ©
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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16 London Road, St Albans, Hertfordshire, AL1 1NG
Tel: 01727 581239 Email: sales@spaceestates.com
www.spaceestates.com