



Flat 23 Centurion Court, Camp Road, St. Albans, AL1 5JN
Guide Price £300,000

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A two-bedroom apartment situated within the Centurion Court development, conveniently positioned on Camp Road. It lies just 0.5 miles from St Albans train station and approximately one mile from the city centre.

Centurion Court offers residents a secure communal entrance with an entry phone system, along with both lift and stair access to all levels. Inside, the apartment features an entrance hallway with two storage cupboards, a spacious open-plan kitchen, dining, and living area, master bedroom with fitted wardrobes and en-suite, second double bedroom and bathroom. Outside, residents can enjoy access to a shared terrace. The property also comes with an allocated off-street parking space and access to secure bicycle storage.

Leasehold Tenure with 978 years remaining.
Ground Rent £401.90 per annum.
Service Charge £2970.00 per annum.
Council Tax Band D.

- NO UPPER CHAIN
- TWO BEDROOM TWO BATHROOM
- ALLOCATED PARKING
- WALK TO STATION AND TOWN CENTRE
- THIRD FLOOR APARTMENT
- LIFT TO ALL FLOORS
- COMMUNAL GROUNDS
- LONG LEASE LENGTH

Entrance Hall

Kitchen / Living / Dining Room

Master Bedroom

Master Bedroom En Suite

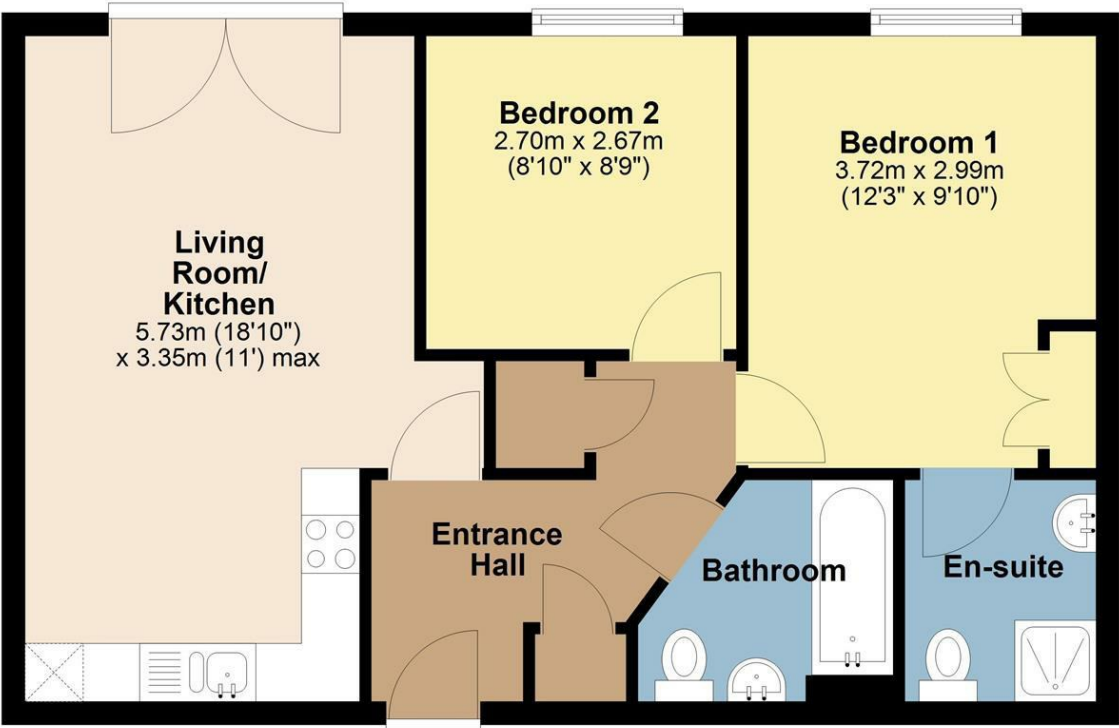
Second Bedroom

Bathroom



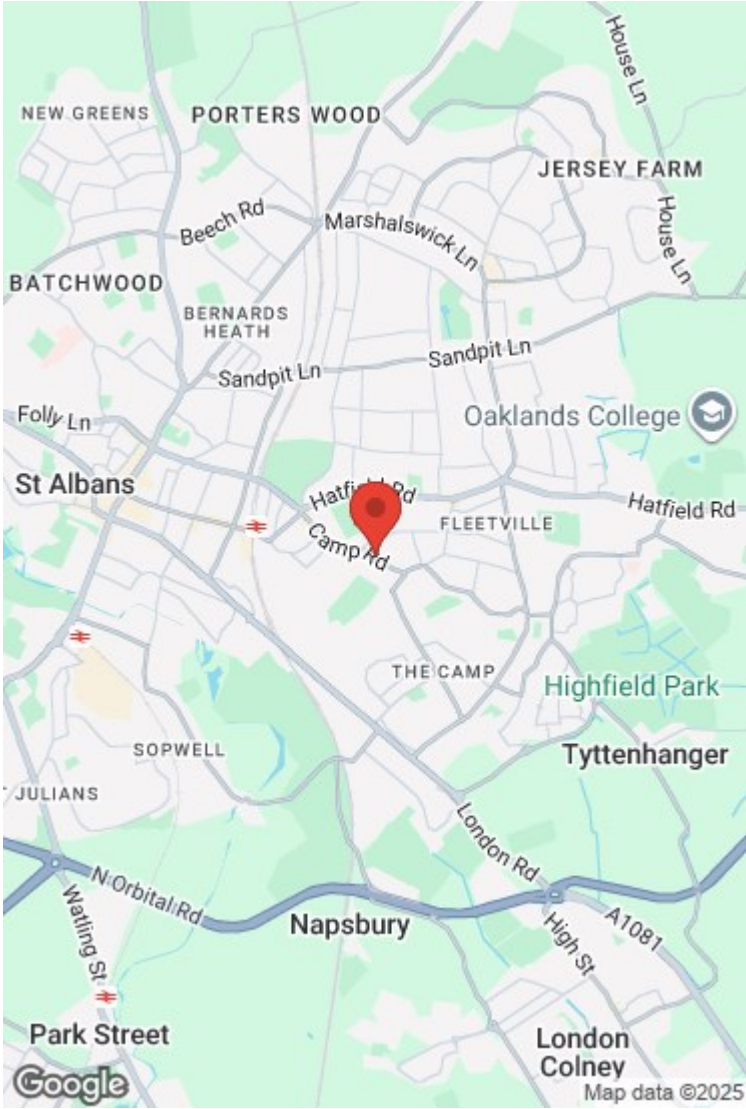
Third Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



Total area: approx. 52.8 sq. metres (568.3 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. ©
epcplan@icloud.com
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	

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	



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