



Holmes Court, Carlisle Avenue, St Albans



DAVID CHADWICK
ST ALBANS

21 Holmes Court, Carlisle Avenue, St Albans. AL3 5LR

Summary

Entrance hall | Sitting/dining room | Kitchen/breakfast room | Two bedrooms | Bathroom | South-facing balcony | Communal gardens | Allocated parking space | Shared visitors parking | EPC rating C | Council Tax band D £2,257.13 | Leasehold 142 years remaining | Service Charge £1,500.00 p.a. | Ground Rent N/A.

The Property

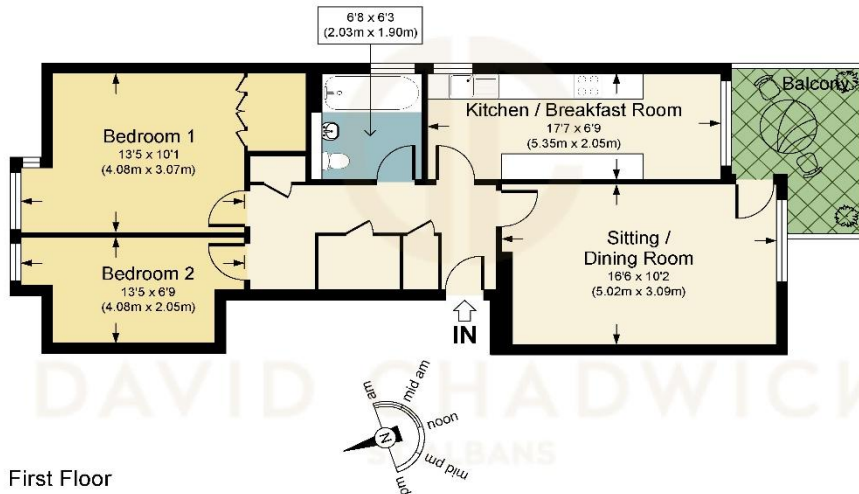
A well-presented modern purpose built first floor apartment with an allocated parking space, a south-facing balcony, and two bedrooms, situated in a popular and convenient central conservation area location within easy reach of the city centre, mainline station, well regarded schools and extensive local amenities.

There is well-planned accommodation arranged around a central entrance hall, with the living/dining and kitchen/breakfast room at the front of property taking advantage of a lovely leafy south facing aspect and a balcony overlooking well maintained open green spaces to the front and side. There is a modern bathroom with a window to the side, while to the rear are two well-proportioned bedrooms with fitted wardrobes.

Outside there are well tended communal gardens and to the rear private parking with an allocated space as well as the use of shared visitor parking.







First Floor

21 HOLMES COURT, AL3

APPROX. GROSS INTERNAL FLOOR AREA 676.40 SQ FT / 62.84 SQ M.

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To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate, and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/ or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.

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