

16 Cotsmoor

Granville Road, St. Albans, Hertfordshire, AL1 5BW



PRICE: Guide Price £100,000

Lease: 99 years from March 1986

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR

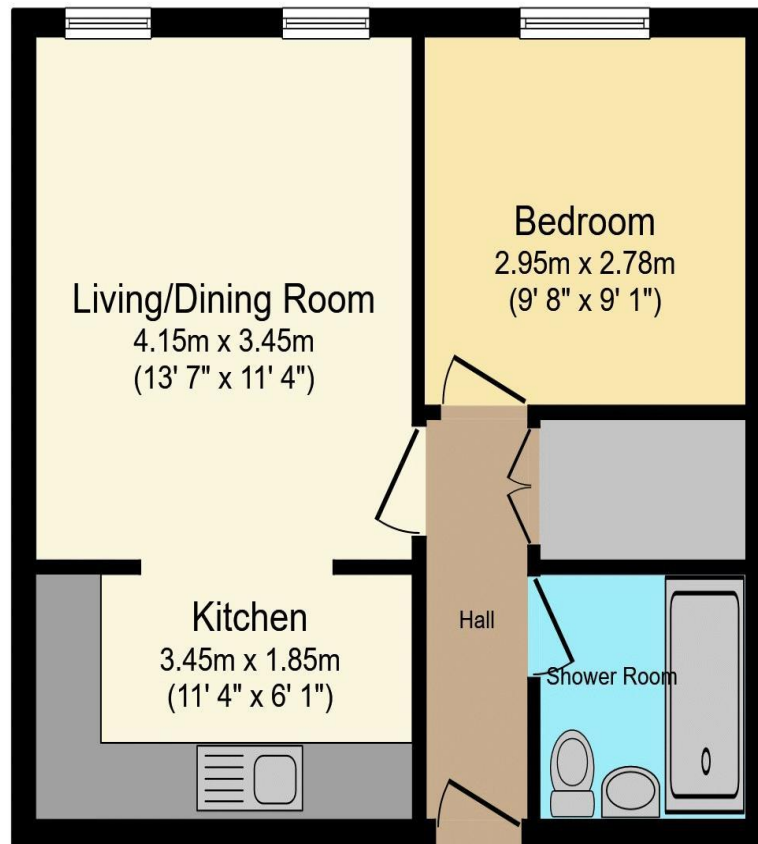
Cotsmoor is managed by Anchor Trust and comprises 31 properties arranged over 3 floors each served by lift. The Estate Manager can be contacted from various points within each property in the case of an emergency. For periods when the Estate Manager is off duty there is a 24 hour emergency Anchor response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our property consultant if you require information regarding "event Fees" that may apply to this property.

Residents' lounge
Communal Laundry
24 hour emergency Anchor call system
Carpark

Estate Manager
Lift to all floors
Lease: 99 years from March 1986
Service Charge £3939.60 plus £314.74 for
Essential Repairs from 1 April 2025 to 31
March 2026



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 39.6 sq.m. (427 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 85 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

For Financial Year Ending:

31/03/26

Annual Ground Rent:

£3939.60

Ground Rent Period Review:

TBC

Annual Service Charge:

£50

Council Tax Band:

B

Event Fees:

**0% Transfer
1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.