



**Connells**

High Street  
Redbourn St. Albans



### Property Description

A beautifully presented larger than average 1 bedroom first floor apartment situated in the very heart of Redbourn High Street. The property offers its own entrance with stairs ascending to the first floor, large lounge, and dining room, open to newly fitted kitchen with integrated oven, hob and extractor with space for a fridge freezer and washing machine/dish washer, large double bedroom with built in storage and family sized shower room with newly fitted vanity hand was basin and WC. To the rear of the property there is a stunning communal garden, community room, communal laundry, and warden. The property benefits from being offered vacant and chain free and service charge also includes 24 assistance. This apartment forms part of a modern development located on the Redbourn High Street with its variety of local shops, restaurants, doctors' surgery, and library, all within easy reach. Regular buses provide easy access to Harpenden and St Albans.



### Entrance Hall

3' 5" x 3' 3" (1.04m x 0.99m)

Access via on private door, stairs ascending to first floor, door to lounge, storage cupboard and access to loft.

### Lounge/Dining Room

15' 7" x 14' 2" (4.75m x 4.32m)

Generous 16ft lounge with windows overlooking front of building, open to kitchen, storage cupboard and access to further accommodation.

## Bedroom

13' 4" x 12' 2" (4.06m x 3.71m)

Generous double bedroom with window overlooking front of building and a radiator

## Shower Room

9' 4" x 7' 7" (2.84m x 2.31m)

A large shower/wet room with walk in shower area, vanity hand wash basin and low level flush WC and radiator

## Outside

To the rear of the property is a beautiful communal garden with seating area, communal lounge and laundry

## Tenure

There is 89 years remaining on the lease, there is no ground rent and service charge is £3915 per annum









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). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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