



Connells

Down Edge
Redbourn St. Albans



Property Description

Situated in the highly desirable village location of Redbourn, an opportunity for a first-time buyer or investor to acquire a well presented 1 bedroom ground floor apartment which benefits from a spacious lounge, kitchen, bathroom, hallway with walk in storage cupboard, and gas central heating. Externally there are communal gardens and residential parking.

Communal Entrance Hall

Doors leading to the front and rear of the ground floor, private front door to the property.

Entrance Hall

8' 5" x 3' 10" (2.57m x 1.17m)

Radiator, storage cupboard.

Lounge

17' 8" x 10' 9" (5.38m x 3.28m)

A spacious room with a window to the rear overlooking the communal gardens, two radiators, door to the kitchen.

Kitchen

8' 5" x 8' 1" (2.57m x 2.46m)

Fitted with a range of wall and base units with complimentary worktops and sink unit, space for cooker, washing machine, fridge, and freezer. Window to front, radiator.

Bathroom

6' 5" x 5' 8" (1.96m x 1.73m)

White suite comprising a panelled bath with shower over, low level WC, wash hand basin, window to front.

Walk In Cupboard

7' 9" x 4' 3" (2.36m x 1.30m)

Houses the gas boiler and meter,

Outside

Outside offers communal gardens and on street parking.

Agent's Note

There are 102 years remaining on the lease. The ground rent is currently £10pa and a service charge of approximately £1000pa. This information should be verified by your solicitor before exchange of contracts.

Bedroom

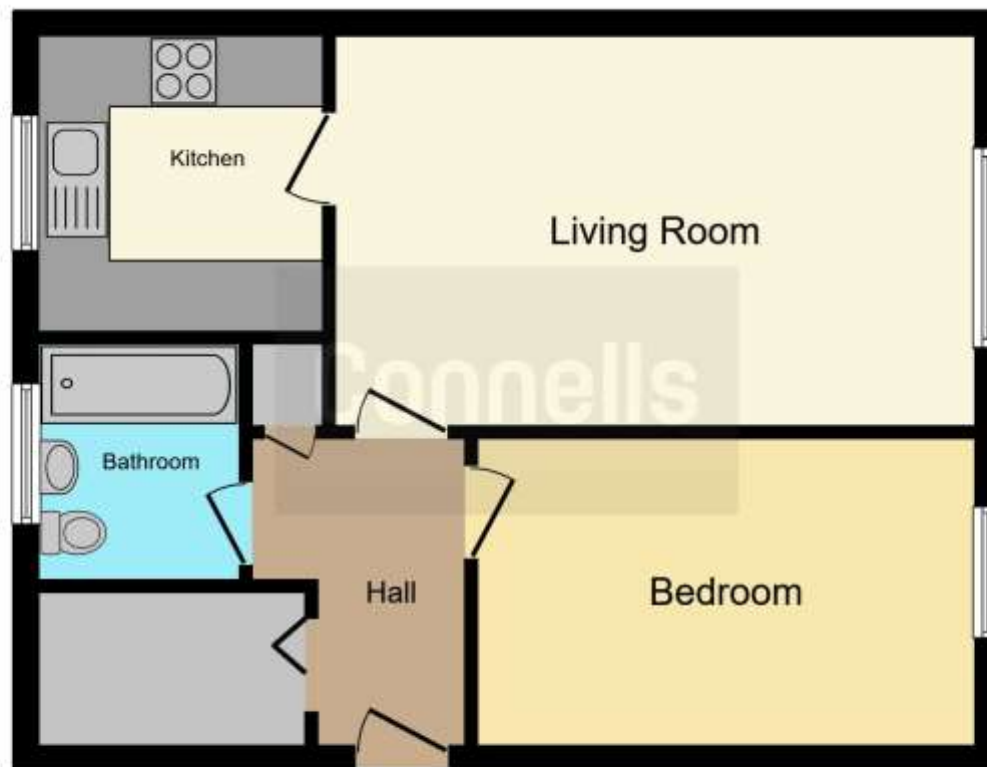
14' x 8' 5" (4.27m x 2.57m)

Window to rear, Radiator.









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

To view this property please contact Connells on

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
 HARPENDEN AL5 2SU

EPC Rating: C

Tenure: Leasehold

check out more properties at connells.co.uk

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HPN306873 - 0009