

NEW

AITCHISONS

selling homes since 1935

Azalea Close, St. Albans, AL2 1UH

Asking Price £575,000 Leasehold



***** CHAIN FREE **** In the heart of Napsbury Park is this GATED, TWO DOUBLE BEDROOM, TWO BATHROOM, FIRST FLOOR apartment within this popular modern parkland development a short distance from Radlett, St. Albans, London Colney and Shenley.

The property offers stylish accommodation with HIGH CEILINGS & FLOOR TO CEILING WINDOWS THROUGHOUT with access on to LARGER COMMUNAL GARDENS to the side and rear. The property consists of a master bedroom with en-suite shower room, a large entrance hallway allowing for a dining area for the separate kitchen. In addition there is a further double bedroom, family bathroom together with a spacious double aspect lounge. Other features include TWO ALLOCATED PRIVATE PARKING SPACES.

Tenure:

Lease 978 years remaining

Service Charge £4,834.12 (2022/23)

Ground Rent £250.00

Council Tax Band E , £2,587.00

EPC D

- Superb private and gated development
- First Floor with high ceilings throughout
- Separate kitchen and dining area
- Allocated parking
- Five minute drive to Radlett
- Long Lease & chain free
- Service Charge 2022/2023 £4834 pa
- Sole Agents

RESIDENTIAL SALES | RESIDENTIAL LETTINGS | NEW HOMES | COUNTRY HOMES | RESIDENTIAL SURVEY AND VALUATIONS
TOWN PLANNING | DEVELOPMENT | BUILDING SURVEY AND DESIGN | FINANCIAL SERVICES AND COMMERCIAL



PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



VIEWING

Strictly by appointment with Aitchisons

Tel: 01923 859444

Email: office@aitchisonsradlett.co.uk

Website: aitchisonsradlett.co.uk

Aitchison Raffety Limited trading as Aitchisons.

*Registered Office: Unit 4 Stokenchurch Business, Park ,
Ibstone Road, Stokenchurch, Buckinghamshire, HP14 3FE
Registered in England & Wales No.3435902*

Ref:

IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Aitchisons (nor its joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point of particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

EPC Rating **D**

299 Watling Street, Radlett, WD17 7LA

01923 859444

aitchisonsradlett.co.uk

