

**NEW**



**AITCHISONS**

*selling homes since 1935*

The Birches Azalea Close, St. Albans, AL2 1UH

Asking Price £540,000 Leasehold





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

The property offers stylish accommodation and HIGH CEILINGS THROUGHOUT together with doors opening onto a PRIVATE PATIO, with direct access on to LARGER COMMUNAL GARDENS. The property consists of a master bedroom with en suite shower room and dressing room. In addition there is a further double bedroom, family bathroom together with a spacious lounge and modern SEPERATE fitted kitchen. Other features include TWO ALLOCATED PRIVATE PARKING SPACES.

**Tenure:**

Lease 978 years remaining

Service Charge £3,062 pa

Ground Rent £300 pa

Council Tax Band E ,

- Ground Floor Apartment
- Gated Development, set in enormous grounds and parkland
- Napsbury Park
- 2 Double Bedrooms
- 2 Bathrooms (1 En-Suite)
- Private patio & communal gardens
- 2 Private Parking spaces
- lease 978 years / Service Charge £3062 approx pa/
- Ground Rent £250 pa
- Council Tax Band E
- Sole Agents







**PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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



**Ground Floor**

Total Area: 1184 ft<sup>2</sup> ... 110.0 m<sup>2</sup>

All measurements are approximate and for display purposes only

**VIEWING**

Strictly by appointment with Aitchisons

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Ref: 3205

**IMPORTANT NOTICE**

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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 C**

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