



Avian Avenue, St. Albans, AL2 2FF

Offers In Excess Of £300,000 Leasehold

We are delighted to offer for sale a GROUND FLOOR TWO DOUBLE BEDROOM, TWO BATHROOM (ONE EN SUITE) apartment located a short distance from both St Albans and Radlett with its ThamesLink station offering direct access into London via Kings Cross St.Pancras in under 30 minutes.

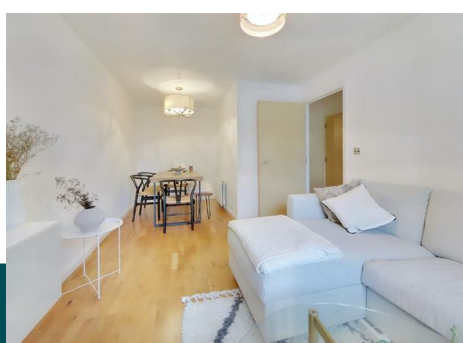
The property benefits from its own private entrance and comprises of TWO double bedrooms (one with an ensuite shower room), large family bathroom, a modern fitted kitchen complete with integral washer/dryer, dishwasher and fridge freezer and a spacious reception room. The property further benefits from one allocated parking space.

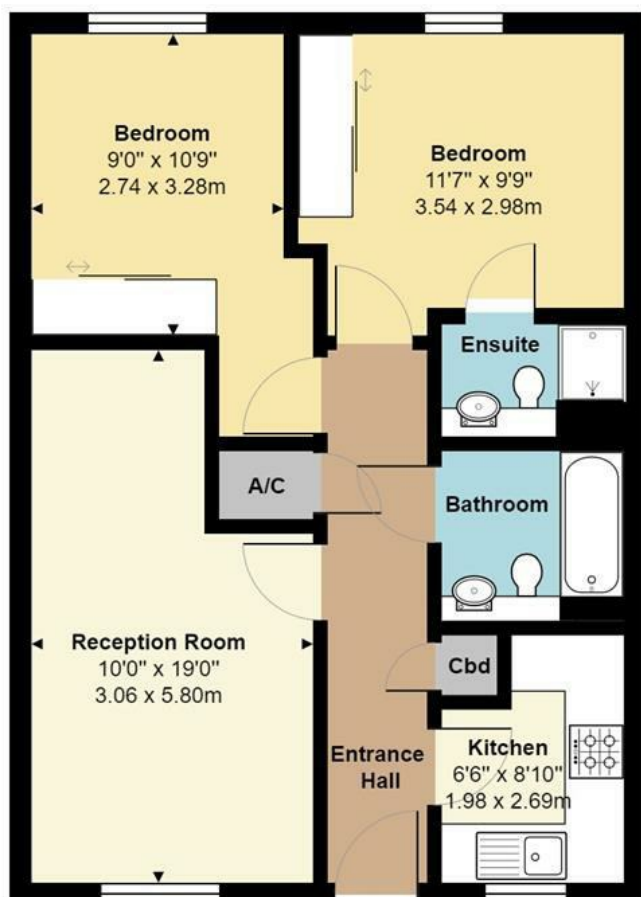
The property offers easy access to the M25 & M1 motorways and also ThamesLink stations of Radlett & St. Albans less than a five minute drive away. Chain free.

St.Albans Council Tax band D / EPC C

Lease 125 from 2008 (108 years remaining) / service charge £148 per month (£1776 pa) / Ground rent £440 per annum

- Ground Floor Flat
- Own private Entrance
- Two double Bedrooms & Two Bathrooms (one en suite)
- Separate fully fitted Kitchen
- One Allocated Parking Space
- Chain Free
- Lease 125 from 2008 (108 years remaining) / service charge £148 per month (£1776 pa) / Ground rent £440 per annum





Ground Floor
Area: 636 ft² ... 59.1 m²

Total Area: 636 ft² ... 59.1 m²

All measurements are approximate and for display purposes only



VIEWING

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Ref: 2650

EPC Rating C



IMPORTANT NOTICE

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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 other intending purchaser.