



**SUSMANS**  
ESTATES

Avian Avenue, St. Albans, AL2 2FF

Guide Price £299,000 Leasehold





\*\*\*\* Rental Investment or first time purchase \*\*\*\*Currently let on an AST until March 2026\*\*\*  
(Please call for further information)

We are delighted to be able to offer for for sale this modern TWO DOUBLE BEDROOM, TWO BATHROOM apartment within the Handley Place development a short distance from both St Albans and Radlett. The flat is located on the FIRST FLOOR and benefits a modern separate kitchen complete with integral washer/dryer, dishwasher and fridge freezer and a further reception room. The apartment also benefits from a security entryphone system and an ALLOCATED PARKING SPACE. Energy Rating B.

Avian Avenue is located two and half miles from Radlett station with its direct links into Kings Cross ( St.Pancras ) Station in under 28 minutes or from How Wood Station in Park Street, a short walk away with its direct links to Euston station in under 40 minutes. Further road and transport links include the M25 & M1, and the A41 all within a short drive.

Please call our office for further information on 01923 859 444

■ Well maintained development ■ Allocated parking ■ Two double Beds/ Two Bathrooms ■ Long Leasehold 107 years / service charge £2600 PA / ground rent £441 PA ■ Currently let £1350 per month on an AST ■ Gas central heating/ mains drainage and sewage/ Council tax band D/ EPC C ■ CHAIN FREE



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

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



**First Floor**

Total Area: 647 ft<sup>2</sup> ... 60.1 m<sup>2</sup>

All measurements are approximate and for display purposes only



**VIEWING**

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: [office@susmansestates.com](mailto:office@susmansestates.com)

Website: [susmansestates.com](http://susmansestates.com)

*Radlett Estate Agents Limited trading as Susmans Estates.*

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*Ref: 1728*

**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 Susmans (nor its joint agents) nor any of the other employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point or 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 other intending purchaser.

**EPC Rating B**

299 Watling Street, Radlett, WD7 7LA

**01923 859444**

[susmansestates.com](http://susmansestates.com)

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