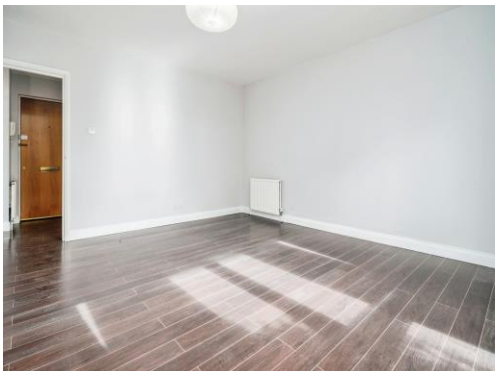




Connells

St. James Court Park View Close
St. Albans



Property Description

Welcome to this beautifully presented one-bedroom ground floor apartment nestled within a highly sought-after development, just a stone's throw away from the mainline train station.

Upon entering, you are greeted by an inviting entrance hall that leads you into the heart of the home. The spacious living room boasts freshly laid flooring and features French doors that open onto a communal garden area, perfect for enjoying the outdoors.

The separate kitchen is efficiently designed, offering functionality and style. The family bathroom is modern and well-appointed, while the generously sized double bedroom comes complete with fitted wardrobes, providing ample storage space.

Externally, convenience is key with an allocated parking space, ensuring hassle-free parking. Enjoy easy access to local amenities and nearby playing fields, offering picturesque views from the apartment.

With an energy rating of C, council tax band C, and leasehold tenure with approximately 970 years remaining, this property offers both comfort and peace of mind. The service and maintenance charge amount to approximately £1788.52 per annum, with a ground rent of approximately £50 per annum.

Don't miss the opportunity to make this charming apartment your new home!

Entrance Hall

with storage cupboard

Lounge

15' 6" x 13' 6" (4.72m x 4.11m)

with french doors to garden area

Kitchen

8' 7" x 5' 9" (2.62m x 1.75m)

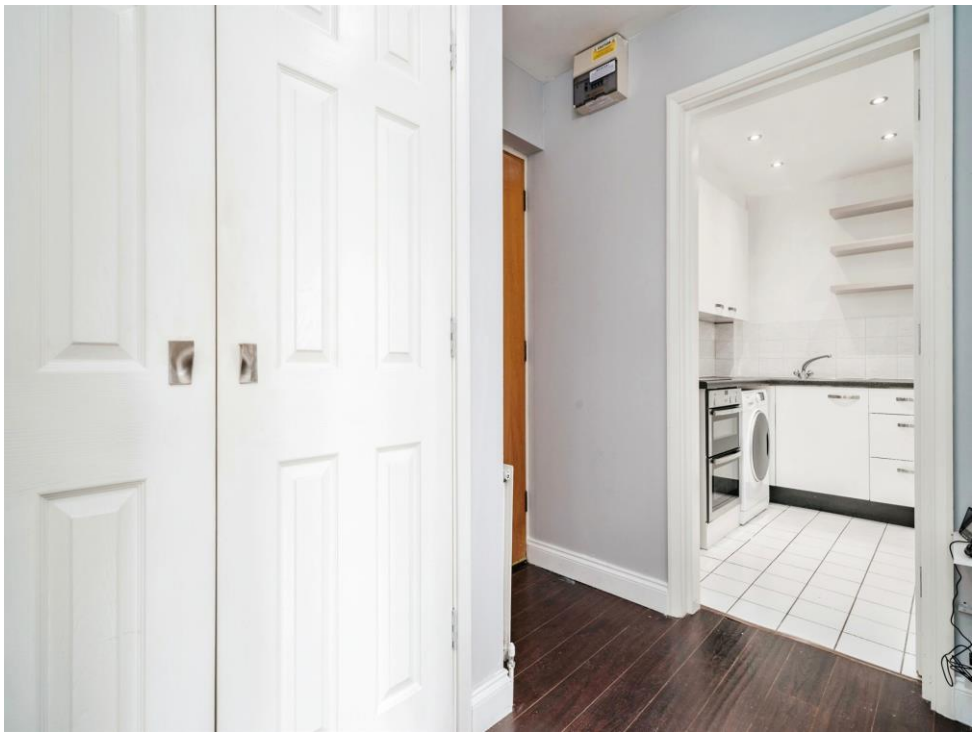
Bedroom

15' 11" x 9' 4" (4.85m x 2.84m)

Bathroom

6' x 5' 5" (1.83m x 1.65m)







To view this property please contact Connells on

T 01727 856 781
E stalbans@connells.co.uk

38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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