

for sale

offers in excess of **£245,000** Leasehold



## The Acorns Wynchlands Crescent Hertfordshire St. Albans AL4 0XZ

STUNNING ONE BEDROOM APARTMENT - With allocated parking space and recently refurbished to a high standard, don't miss out on the opportunity to call this meticulously renovated flat your new home!

- Energy Rating: C
- NO ONWARD CHAIN
- ONE BEDROOM GROUND FLOOR FLAT
- BEAUTIFULLY PRESENTED
- STUNNING KITCHEN DESIGN

# Property Details

**Living Area / Kitchen** 11' 10" x 9' 10" ( 3.61m x 3.00m )

Open Plan

**Dining Room** 3' 6" x 3' ( 1.07m x 0.91m )

**Kitchen** 9' 8" x 5' 10" ( 2.95m x 1.78m )

**Bedroom One** 11' 10" x 7' 10" ( 3.61m x 2.39m )

**Bathroom** 6' 3" x 6' 3" ( 1.91m x 1.91m )

## Allocated Parking

Dropped Kerb



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01727 856 781**  
**E [stalbens@connells.co.uk](mailto:stalbens@connells.co.uk)**

38 Chequer Street  
ST. ALBANS AL1 3YH

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: STA316115 - 0008

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require 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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