



Connells

St Augusta Court Batchwood View
St. Albans

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St. Albans AL3 5SS



Property Description

Independent Living dedicated to the over 55's with an on-site manager. This one-bedroom ground floor retirement flat is situated in the Batchwood area of St Albans comprising of an entrance hall, spacious living/dining room with double doors to a private patio area, separate kitchen, good sized double bedroom, three piece bathroom & an additional storage cupboard. Externally there is a private patio, communal gardens and residents parking.

St Augusta Court is located in the Batchwood area to the north of St Albans and is a great location for St Albans City Centre which provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

Entrance Hall

9' 6" x 3' 9" (2.90m x 1.14m)

Lounge/Dining Room

22' 4" x 11' 4" (6.81m x 3.45m)

Kitchen

10' x 11' 4" (3.05m x 3.45m)

Bedroom

7' x 6' (2.13m x 1.83m)

Bathroom

7' x 6' 2" (2.13m x 1.88m)







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

To view this property please contact Connells on

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/STA316236

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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