



St. Augusta Court Batchwood View
St. Albans



Property Description

A spacious one double bedroom first floor RETIREMENT FLAT that is situated in this sought after location, within easy access of the City centre. The property benefits from a spacious sitting/dining room with double doors opening onto a Juliette balcony, separate kitchen, one bedroom with fitted wardrobes and a main bathroom. There are well tended communal gardens, plus residents parking, along with sociable communal spaces throughout the building. The property is located in the Batchwood area to the north of St Albans. **DEDICATED TO THE OVER 55'S WITH AN ON-SITE MANAGER.**

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Front Door Leading To:

Entrance Hall

Doors leading to all rooms, storage cupboard, storage heaters, decorative coving to ceiling, access to loft storage.

Sitting/Dining Room

10' 10" max x 13' 11" max (3.30m max x 4.24m max)

Double glazing doors & double-glazing windows to the front aspect with the double doors spanning onto a Juliette balcony. Feature electric fireplace with decorative mantle, storage heater, decorative coving to ceiling, space for dining table & chairs. Door; leading to:

Bedroom One

10' 11" max x 10' 11" max (3.33m max x 3.33m max)

Double glazing window to the front aspect, built in glass frosted wardrobes, storage heater and decorative coving to ceiling.

Kitchen

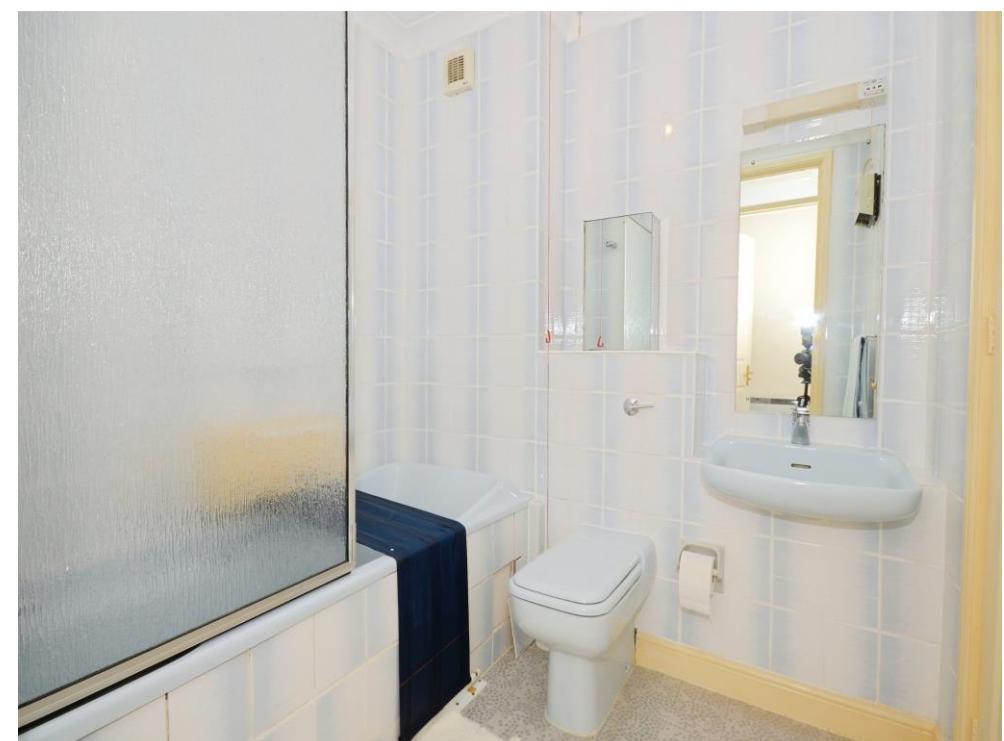
10' 11" max x 5' 11" max (3.33m max x 1.80m max)

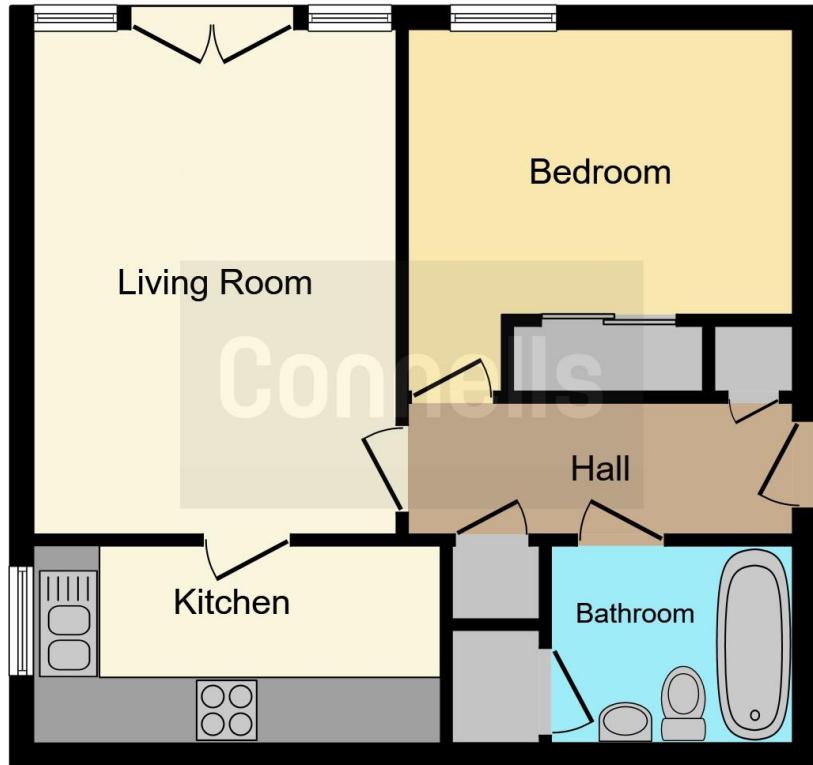
Double glazing windows, one and a half stainless steel sink and drainer, electric hob with overhead extractor fan, double oven/grill, space for plumbing for washing machine. Range of eye and base level storage units, tiling to splash sensitive areas, fridge/freezer, decorative coving to ceiling and floor mounted electric heater.

Bathroom

7' 3" max x 5' 11" max (2.21m max x 1.80m max)

Panel enclosed bath with overhead shower attachment and glass splash divide door, wash hand basin, WC, tiling to splash sensitive areas. Shavers socket, extractor fan, decorative coving to ceiling and storage cupboard.





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



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38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: C
 Council Tax
 Band: C

Service Charge:
 3966.81

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STA316708

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 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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