







### Property Description

Connells St Albans are proud to bring to market this spacious and well-maintained two-bedroom ground floor apartment, perfectly nestled in a peaceful residential cul-de-sac within walking distance of St Albans city centre and the mainline station.

The accommodation is well balanced and comprises a welcoming entrance hallway, spacious sitting/dining room, modern kitchen, two bedrooms with an en-suite shower room to the master, plus a main family bathroom.

Enjoying beautifully maintained shared gardens to the back of the property, plus one dedicated parking space and additional visitors parking, then this stylish apartment is one not to be missed!

The apartment's prime location ensures you're close to the vibrant city centre, offering an array of shops, cafes, and restaurants, as well as excellent transport links via the mainline station. The ever-popular Verulamium Park and leisure centre are just a stone's throw away!

Please contact Connells St Albans to arrange your early appointment to view.

### LEASE DETAILS:

Years remaining on lease - 154 years remaining.

Service charge - £1,200 every 6 months.

Ground rent (£0 - Peppercorn)

### Hallway

14' 4" max x 2' 11" max ( 4.37m max x 0.89m max )

Agent Notes:

Vendor advises that Japanese Knotweed was identified to the rear of the building in early 2025 and that a treatment plan and insurance policy are in place. Buyers should satisfy themselves through their conveyancer.

### Lounge

11' 1" max x 14' 4" max ( 3.38m max x 4.37m max )

### Kitchen

5' 8" max x 10' 9" max ( 1.73m max x 3.28m max )

### Bathroom

5' 8" max x 10' 9" max ( 1.73m max x 3.28m max )

### Bedroom One

10' 9" max x 12' 8" max ( 3.28m max x 3.86m max )

### Ensuite

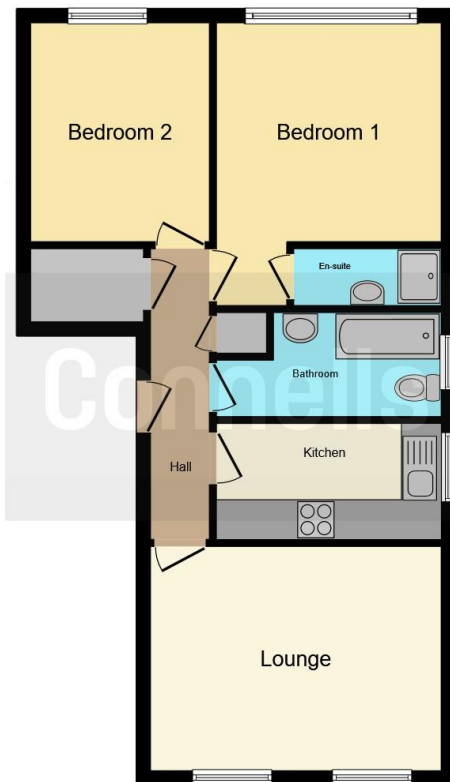
2' 9" max x 7' 10" max ( 0.84m max x 2.39m max )

### Bedroom Two

9' 8" max x 7' 3" max ( 2.95m max x 2.21m max )







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

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38 Chequer Street  
 ST. ALBANS AL1 3YH

EPC Rating: D Council Tax  
 Band: D

Service Charge:  
 2400.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA316875](http://connells.co.uk/Property/STA316875)**

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.

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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Property Ref: STA316875 - 0011

