



Connells

Yeats House Wordsworth Close
Kings Park St. Albans

Yeats House Wordsworth Close Kings Park St. Albans AL3 4GG

for sale
£325,000



Property Description

Connells St Albans are delighted to present this attractive two-bedroom ground floor apartment, offered with a 75% share of ownership, exclusively available to those aged 55 and over.

Situated in the desirable Yeats House, part of the ever-popular Wordsworth Close development off King Harry Lane, this home offers a wonderful balance of independence and community living. Wordsworth Close is more than just a place to live - it's a thriving community with fantastic, shared facilities for residents to enjoy.

With a local supermarket just a short walk away and regular bus services into St Albans city centre, convenience couldn't be better.

The accommodation begins with a welcoming entrance hallway which flows into a spacious, bright living and dining area. The modern fitted kitchen offers both style and practicality, providing ample storage and worktop space. A contemporary shower room ensures easy accessibility, plus there are two well-sized bedrooms with fitted wardrobes to the master.

Yeats House at Wordsworth Close is a development that truly delivers. Viewing comes highly recommended.



Entrance Hallway

Irregular Shaped Room 9' 8" Max x 3' 7" Max (2.95m Max x 1.09m)

Sitting/Dining/Kitchen

26' 2" x 11' 1" (7.98m x 3.38m)

Bedroom One

18' 7" Max x 9' 1" Max (5.66m Max x 2.77m Max)

Bedroom Two

11' 1" Max x 7' 5" Max (3.38m Max x 2.26m Max)

Shower Room

6' 8" x 6' 8" (2.03m x 2.03m)









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

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

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 1761.60

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STA317088

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Nov 2014. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA317088 - 0015