



**Connells**

St Augusta Court Batchwood View  
St. Albans



# St Augusta Court Batchwood View St. Albans AL3 5SS

**For Sale**  
**£175,000**



## Property Description

Set within a highly regarded warden-assisted development, residents enjoy both comfort and peace of mind with an on-site warden, 24-hour emergency call system, and a welcoming communal lounge that fosters a warm sense of community.

Inside, the property is bright and inviting throughout. The spacious living room features French doors that open directly onto a private patio - a rare and wonderful feature offering easy access to the beautifully landscaped communal gardens. The accommodation also includes a kitchen with built in white goods, washing machine and fridge freezer, Two well-proportioned bedrooms, and a bathroom with a walk-in shower. It also benefits from gas fired central heating and comes with its own parking bay.

The property is offered with no upper chain, allowing for a smooth and stress-free move. Beautifully maintained grounds surround the development, creating a tranquil environment ideal for relaxed and independent living.

**Hallway**

13' 5" max x 8' 5" max ( 4.09m max x 2.57m max )

**Lounge**

9' 8" x 17' 1" ( 2.95m x 5.21m )

**Kitchen**

9' 8" x 8' 2" ( 2.95m x 2.49m )

**Bedroom One**

9' 2" max x 11' 2" max ( 2.79m max x 3.40m max )

**Bedroom Two**

9' 2" max x 11' 2" max ( 2.79m max x 3.40m max )

**Bathroom**

5' 6" x 9' 8" ( 1.68m x 2.95m )





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: C

Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA316969](http://connells.co.uk/Property/STA316969)**

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.

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