



**Connells**

St Augusta Court Batchwood View  
St. Albans





### Property Description

This one bedroom ground floor retirement flat in the Batchwood area of St Albans comprises of an entrance hall, spacious living room with double doors to a private patio area, separate kitchen, a good sized bedroom and bathroom. Externally there is communal gardens and residents parking. Dedicated to the over 55's with an on-site manager.

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

Two cupboards, coving to the ceiling, storage heater and carpet,

### Lounge

10' 8" x 14' 9" ( 3.25m x 4.50m )

Double doors to the front, coving to the ceiling, storage heater and carpet.

### Kitchen

5' 9" x 12' 5" ( 1.75m x 3.78m )

Window to the side, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, electric oven and hob, cooker hood, space for washing machine, coving to the ceiling and lino flooring.

### Bedroom

10' 7" max x 11' 2" ( 3.23m max x 3.40m )

Window to the front, coving to the ceiling, built in wardrobes.

### Bathroom

Three piece suite comprising of wc, wash hand basin and bath with shower over, extractor fan, cupboard, coving to the ceiling and lino flooring.

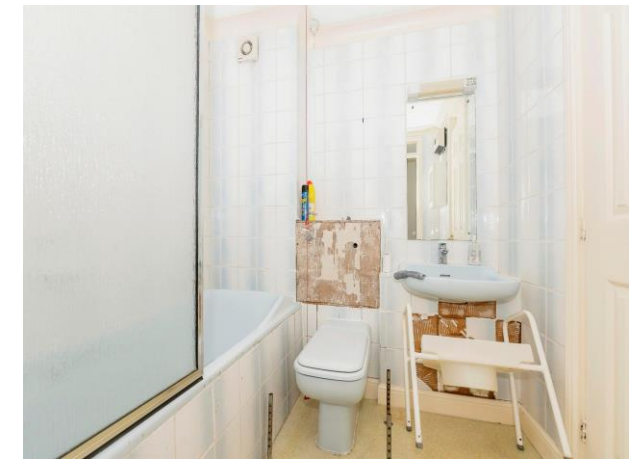
### Outside

Private patio area and storage shed.

### Parking

Residents parking.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01727 851 100**  
**E marshalswick@connells.co.uk**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

**EPC Rating: C**

**view this property online [connells.co.uk/Property/MWK305412](https://www.connells.co.uk/Property/MWK305412)**

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.

Tenure: Leasehold



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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Property Ref: MWK305412 - 0006