



**Connells**

Loyd Court Russet Drive  
St. Albans





### Property Description

This attractively presented, bright and airy two bedroom upper floor flat in the Highfield Park area of St Albans comprises of an entrance hall with a large cupboard for a washing machine, a spacious open plan kitchen/diner/lounge, fitted kitchen with built in appliances, two bedrooms, one with built in wardrobes, en suite to the master bedroom and a family bathroom. Externally there is allocated parking for one car. With the added benefit of being CHAIN FREE and a LONG LEASE.

Loyd Court is located in the popular Highfield Park area to the south east side of St Albans with its own local amenities including a shop, doctor's surgery, chemist, gym and the lovely Highfield Park. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras and excellent access to the major motorway networks.

### Entrance Hall

19' 9" max x 5' 1" max ( 6.02m max x 1.55m max )

### Lounge/Kitchen/Diner

19' 7" max x 10' 7" max ( 5.97m max x 3.23m max )

### Utility Room

5' 9" max x 5' 4" max ( 1.75m max x 1.63m max )

### Bedroom One

11' 4" max x 10' 9" max ( 3.45m max x 3.28m max )

### En Suite

6' 4" max x 6' 2" max ( 1.93m max x 1.88m max )

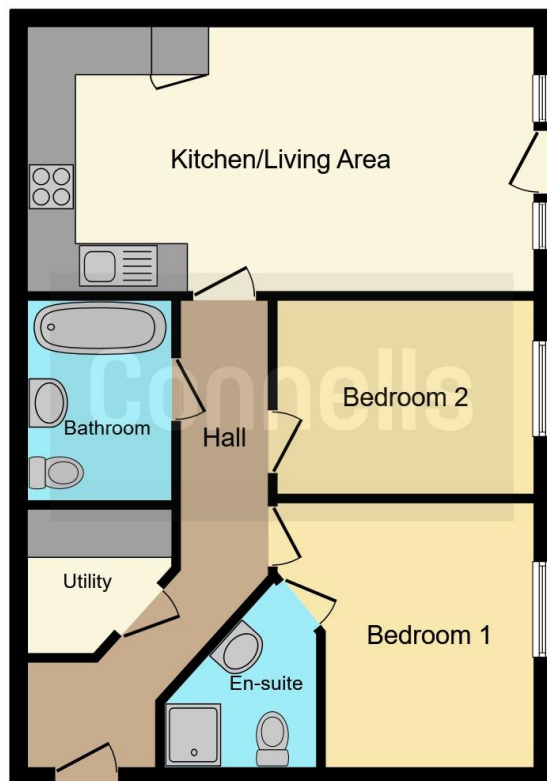
### Bedroom Two

10' 6" max x 8' 1" max ( 3.20m max x 2.46m max )

### Bathroom

8' 2" max x 5' 9" max ( 2.49m max x 1.75m 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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 ST ALBANS AL4 9RH

EPC Rating: B Council Tax  
 Band: D

Service Charge:  
 2500.00

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MWK305952](http://connells.co.uk/Property/MWK305952)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 21 Dec 2005. 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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Property Ref: MWK305952 - 0003

