



Not for marketing purposes INTERNAL USE ONLY

Claughton Court Russet Drive
St. Albans



Property Description

A spacious and modern two DOUBLE bedroom first floor apartment with communal entrance & secure allocated parking. Claughton Court is located on Russet Drive within the highly sought after area of Highfield Park also within 1.3 miles from St Albans Thameslink. The property benefits from TWO double bedrooms, separate utility room, open plan kitchen/living room and secure allocated parking. Claughton Court is offered for sale in good decorative order throughout and has the added benefit of a long lease. Ideal for first time buyers or investors.

Communal Entrance Hall

Security entry phone system. Opening into communal entrance. Stairs to first floor.

Entrance Hall

Door leading to entrance hall with spotlights, storage cupboard and carpet.

Kitchen / Lounge

16' 7" x 14' 1" max (5.05m x 4.29m max)

Open plan kitchen and lounge with modern fitted kitchen, a range of wall and base units, stainless steel sink and drainer, work surfaces, electric oven and gas hob, integrated fridge/freezer, two radiators TV and telephone points, double glazed window to side aspect and laminate flooring.

Utility Room

5' 1" x 4' 6" (1.55m x 1.37m)

Wall and base units, plumbing for washing machine, boiler and tiled flooring.



Bedroom One

14' 9" x 11' 11" max (4.50m x 3.63m max)
Double glazed window to rear and side aspect, radiator and carpet.

Bedroom Two

11' 1" x 9' 2" (3.38m x 2.79m)
Double glazed window to side aspect, radiator and carpet.

Bathroom

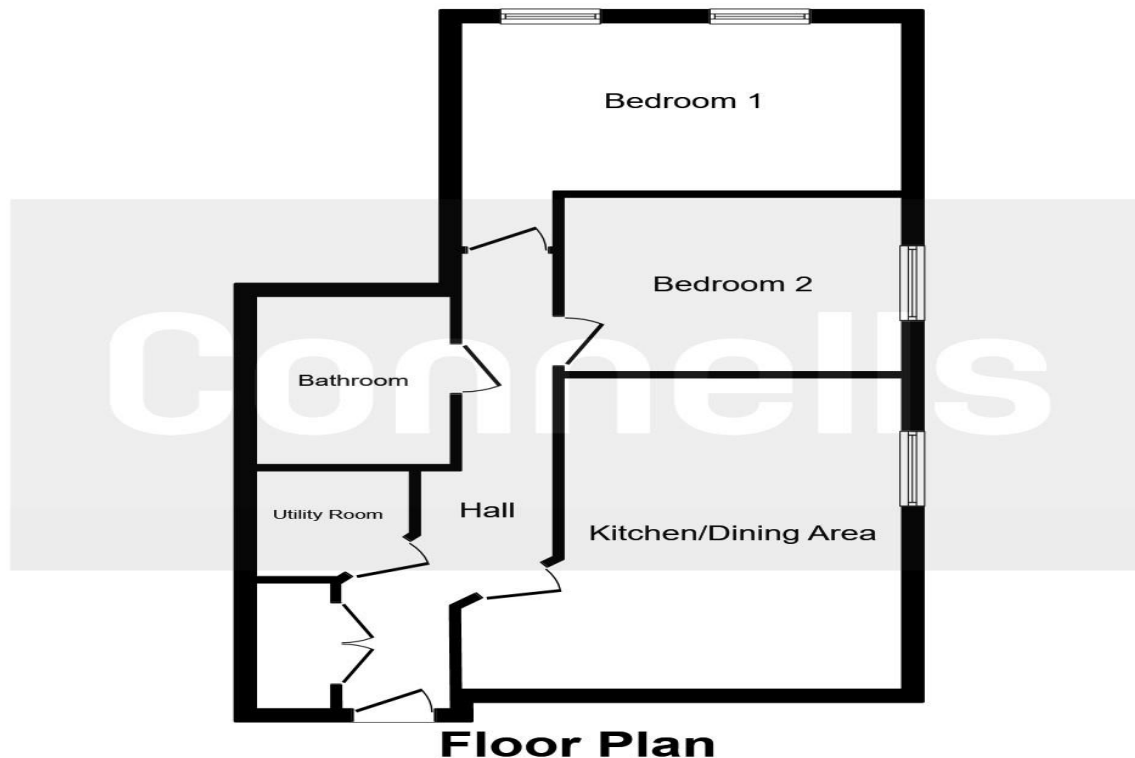
6' 6" x 7' 6" (1.98m x 2.29m)
Bath with mixer taps and overhead attachment, wash hand basin, extractor fan, low level wc, part tiling to walls and tiled floor.

Exterior

Parking

Allocated parking.





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). Plan produced for Connells. Powered by www.focalagent.com

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Lease details are currently being compiled. 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.

directions to this property:

From London Road heading away from the City centre, proceed past the fire station & at the roundabout turn left onto Highfield Park Drive. Continue over the roundabout, follow it round & at the next roundabout turn right onto Hill End Lane. Turn right again onto Russet Drive & 1st left is Cloughton Court.

EPC Rating: Awaited



Tenure: Leasehold



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