



**Connells**

St Augusta Court Batchwood View  
St. Albans



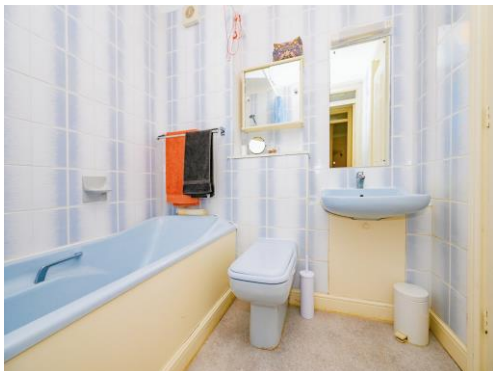
# St Augusta Court Batchwood View St. Albans AL3 5SS

for sale guide price  
**£170,000**



## Property Description

A well-presented warden assisted two bedroom retirement property for the over 55's. Situated on the ground floor, Beautiful gardens surround the apartment block but uniquely accessed via French doors from the lounge is a private patio area. Offered with no upper chain.



## Entrance Hall

Storage cupboard, radiator and new carpet.

## Lounge

16' 6" x 10' 2" ( 5.03m x 3.10m )

Double glazed patio doors, electric fire place, radiator, coving to ceiling and new carpet.

## Kitchen

9' 10" x 7' 10" ( 3.00m x 2.39m )

Fitted kitchen with a range of wall and base units, sink and drainer, work surfaces, gas hob and oven with cooker hood, plumbing for washing machine, space for integrated fridge freezer, central heating boiler, partly tiled, tiled flooring and double glazed window to rear aspect.

## Bedroom One

14' x 9' 3" ( 4.27m x 2.82m )

Double glazed window to rear aspect, built in wardrobes, radiator and new carpet.

## Bedroom Two

9' max x 8' 7" ( 2.74m max x 2.62m )

Double glazed window to front aspect, built in wardrobes, radiator and new carpet.

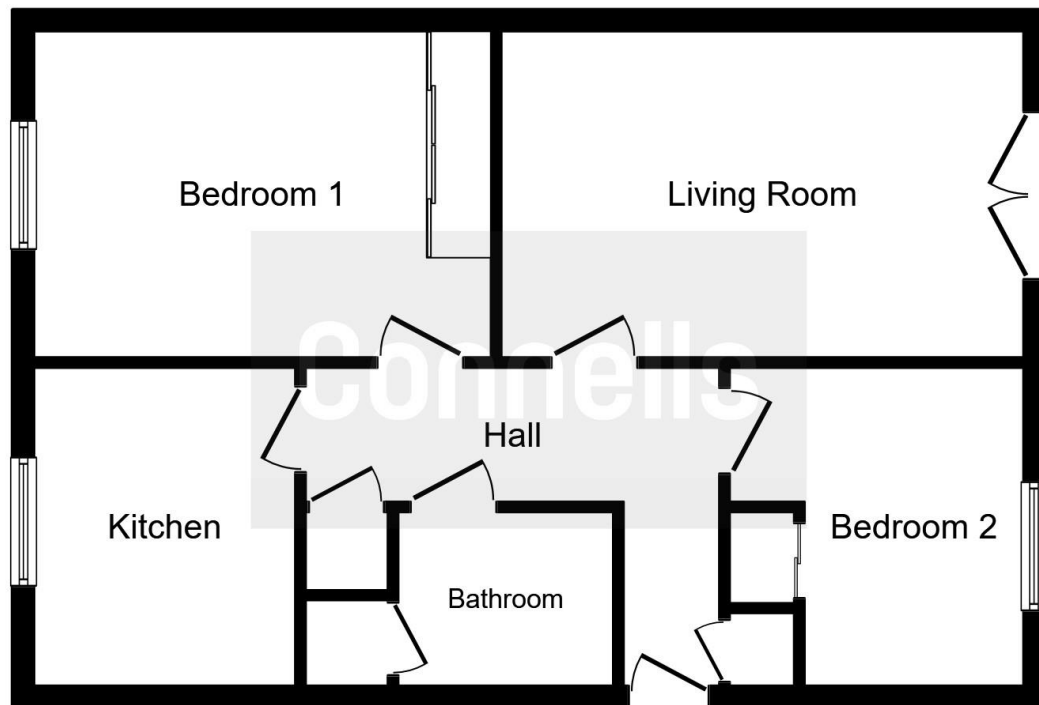
## Bathroom

Bath with mixer taps, shower, wc, wash hand basin, extractor fan, heated towel rail, storage cupboard and vinyl flooring.

## Exterior

Allocated parking space





**Floor Plan**

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).  
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5 Wycombe Place The Quadrant Marshalswick  
ST ALBANS AL4 9RH

EPC Rating: C

Council Tax  
Band: D

Service Charge:  
3658.82

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MWK304383](https://www.connells.co.uk/Property/MWK304383)**

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.



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Property Ref: MWK304383 - 0019

