



St. Lawrence Way, Bricket Wood, St. Albans, AL2 3XY

welcome to

St. Lawrence Way, Bricket Wood St. Albans

One-bedroom ground floor flat in Bricket Wood with bright lounge, fitted kitchen, bedroom, bathroom, separate shower, allocated parking, garage en bloc, communal gardens, share of freehold with 972 years, close to station, amenities, and major roads.



**Entrance Hall**

14' 5" x 8' 10" (4.39m x 2.69m)

Living Room

12' 11" x 11' 11" (3.94m x 3.63m)

Kitchen

8' 9" x 6' 9" (2.67m x 2.06m)

Bedroom

11' 3" x 7' 6" (3.43m x 2.29m)

Bathroom

8' 8" x 4' 11" (2.64m x 1.50m)

Total Floor Area (from the EPC)

42 Square Metres

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

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St. Lawrence Way, Bricket Wood St. Albans

- 1-Bedroom Ground Floor Flat
- Share of Freehold- 972 Years Remaining on the Lease
- Garage en bloc & an Allocated Parking Space
- Spacious Lounge
- Charming Bathroom & an Additional Separate Shower

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 816.00

Ground Rent: 0

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers over

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104833](https://www.brownandmerry.co.uk/Property/WAF104833)



Property Ref:
WAF104833 - 0005

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