

FOR SALE



2 Bedroom Top Floor Flat in Cedar Court, St Albans
Asking Price Of £250,000


MARTIN&CO

Cedar Court, St Albans

Asking Price Of £250,000

- **Top Floor Flat**
- **Loft Space Above**
- **Close to Desirable Schools**
- **Parking (allocated available)**
- **Double Glazed**
- **Communal Gardens and Bike Store**
- **Great Potential to Improve**
- **1.5 Miles to City Station**

Martin & Co St Albans are pleased to present this bright, top floor apartment in a quiet cul-de-sac with surrounding gardens, close to good schools and within easy reach of the city station.

With some minor works required, this could be a great first home or investment property.

A central hallway with storage cupboards and entry phone leads to the lounge, bedrooms and bathroom.

Bedroom 1 is an excellent sized double with built in storage, bedroom 2 is a well sized single, both overlooking the communal gardens to the rear.

The lounge overlooks the front, leading to the kitchen, which could be made open plan as other have done in the development. Appliances include fridge freezer, washing machine, oven and hob.

Call sole agents Martin & Co St Albans to book a viewing.



There is parking available (allocated spaces subject to application) and use of a bike store.

Hot water is provided via hot water cylinder with immersion, there is currently no permanent heating source.

The loft has recently been well insulated, and with new electric panel heaters the EPC grading is likely to achieve a C grade.

Council tax band C - £1827.12

Service charge £1340

No ground rent

Leasehold – 999 years from 2003 (979 remaining)

EPC rating - E

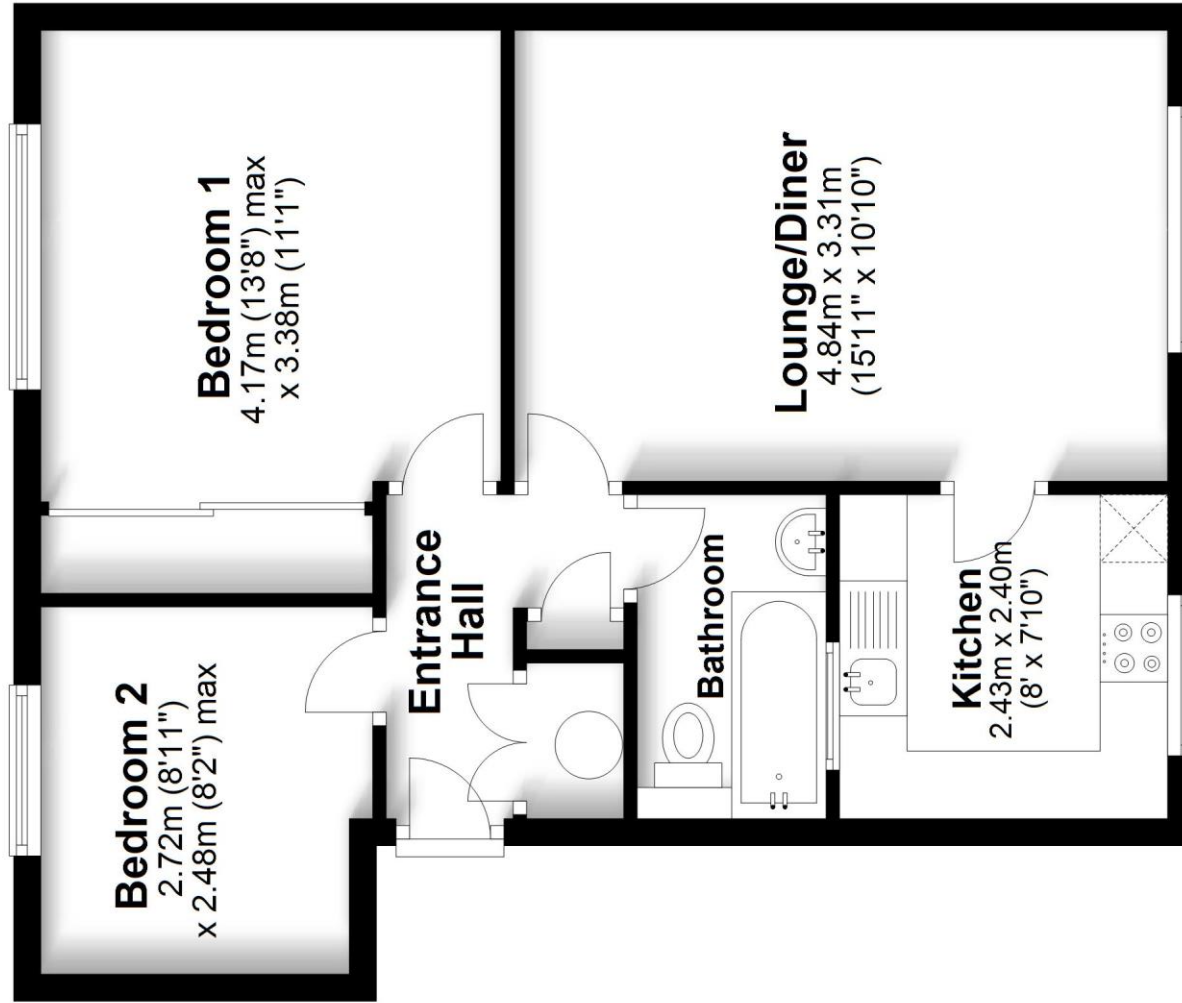


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Top Floor

Approx. 51.3 sq. metres (551.7 sq. feet)



Total area: approx. 51.3 sq. metres (551.7 sq. feet)

For identification purposes, not to scale. Plan produced for Martin & Co.
Plan produced using PlanUp.

Martin & Co St Albans

92 London Road • St Albans • AL1 1NX
T: 01727 898236 • E: stalbans@martinco.com

01727 898236

<http://www.martinco.com>



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