

**FOR SALE**



**1 Bedroom Flat, Granville Court, Granville Road, St Albans  
£200,000**

  
**MARTIN&CO**

# Granville Court, Granville Road

£200,000

- 2 Minute Walk to City Station
- 10 Minute Walk to Town
- Gated Parking
- Modern Kitchen
- No Upper Chain

Martin & Co St Albans are pleased to offer for sale this spacious one bedroom 1st floor apartment conveniently located next to St Albans City Station.

The living area consists of a well equipped modern fitted kitchen with quartz worktops, and large living room/dining area with bay window and wood effect flooring. Leading off the living room is the bedroom.

The modern bathroom has a full sized bath with an overhead shower, basin and WC.

This property is perfectly situated next to the City Station with regular trains to St Pancras and only a ten minute walk from the town centre and its extensive range of shops and restaurants. Excellent road links to the M25 and M1 make this a perfect location for commuters.

This property also has an allocated secure parking space located at the rear of the building.

Call sole agents Martin & Co St Albans on 01727898236 to arrange a viewing.



Ground rent - £101.38 p/a  
 Service charge - £1112.76 p/a  
 Leasehold - lease remaining 77 years  
 Council tax band - B (£1598.73)  
 EPC band E



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	50 E	
21-38	<b>F</b>		
1-20	<b>G</b>		



## Granville Road, St. Albans, AL1

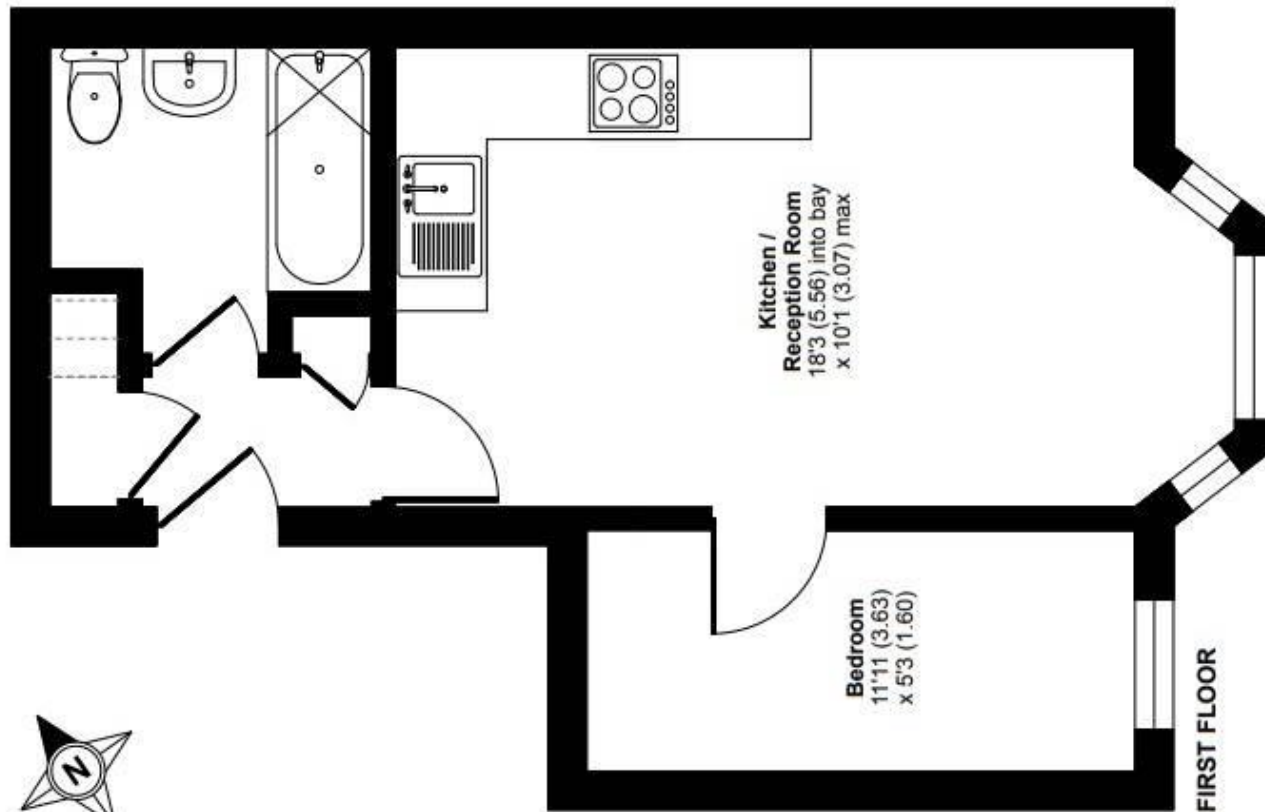
Approximate Area = 313 sq ft / 29.1 sq m

Limited Use Area(s) = 4 sq ft / 0.3 sq m

Total = 317 sq ft / 29.4 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © i-hocm 2023.  
Produced for Martin & Co. REF: 1008123



## Martin & Co St Albans

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

