



30c Parsons Close | Flamstead | Hertfordshire | AL3 **Town & Country**  
OPEN

A one bedroom groundfloor apartment offering potential to refurbish, situated within the sought after and picturesque Hertfordshire village of Flamstead, offered for sale with no onward chain.

Located with Parsons Close, this one bedroom groundfloor apartment provides an excellent opportunity to modernise throughout, and is an ideal purchase for First Time Buyers or an Investor looking to add to their portfolio. A highlight to this property is a designated garden area situated to the rear of the property, ideal for relaxing and enjoying the tranquil environment, whilst the property situated just a short walk to surrounding scenic walks for those to enjoy Hertfordshire's surrounding countryside.

A communal entrance leads to the main front door, and opens to a welcoming entrance hall with ample storage space. The hallway connects to a spacious sitting/dining room reaching over 15ft. in length, and benefitting from a storage cupboard. To the rear of the sitting/dining room, a door opens to a separate kitchen to the rear of the property. The kitchen itself is fitted with a range of base and wall mounted units, and space for white goods. Situated from the entrance hall is a generous sized double bedroom with a built in storage cupboard for convenience. Adjacent to the bedroom is a refitted shower room comprising of a low level W.C., vanity was hand basin with storage under, and a separate shower cubicle.

Externally, a pathway to the front the of the block of apartment leads to a secure front communal door and leads to the residence. To the rear of the communal area, a rear door leads to an external designated storage area. Beyond the storage area is a lawned rear garden designated to the residence. The garden itself is laid to lawn, bordered by picket fencing with gated access, and fenced boundaries which offer a high degree of privacy. Residents parking is located to the side along Parson Close, providing ample parking for all residents and anyone visiting.

The Hertfordshire village of Flamstead offers local amenities such has a local shop, pub/restaurants, an excellent village primary school and is within catchment for outstanding schools nearby. The nearby towns of Harpenden and St. Albans are within easy reach, both offering extensive shopping facilities nearby. Flamstead also offers excellent transport links to London with the M1 Junction 9 approximately 1 mile away, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes, making Flamstead a convenient location for those commuting into the capital or exploring the wider area.



- No Onward Chain
- Ideal For First Buyers or Investors
- One Double Bedroom Groundfloor Apartment
- Excellent Opportunity to Modernise
- Spacious Sitting/Dining Room
- Separate Kitchen
- Refitted Shower Room
- Designated Rear Garden & Residents Parking
- Desirable Hertfordshire Village
- Excellent Transport Links to London



### Property Information

Tenure: Leasehold

Lease Remaining: 95 Years

Ground Rent: £10 p/a

Electric Heating, Mains Water

EPC Rating: D

Council Tax Band: B

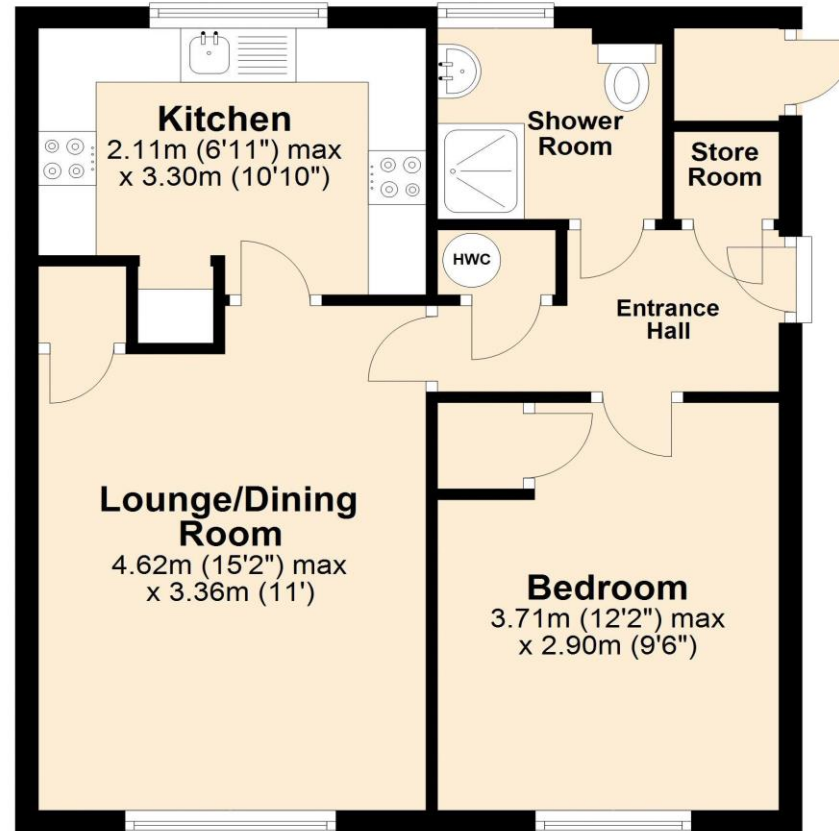
Local Authority: Dacorum Borough

Council



## Floor Plan

Approx. 46.4 sq. metres (499.0 sq. feet)



Total area: approx. 46.4 sq. metres (499.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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