



Park Gate, Park Street, St Albans AL2 2PT

Asking Price £295,000 Leasehold

A fully modernised first (Top) floor apartment, boasting bright and impressively spacious accommodation comprising, a good size living room, two generous double bedrooms, a quality re-fitted kitchen and bathroom. The property also benefits from a communal garden and allocated parking.

Call Neil Hughes on 07375 804922 to arrange a viewing.



Key Features

- First (Top) Floor Apartment
- Two Double Bedrooms
- Good Size Living Room
- Quality Re-Fitted Kitchen
- Superb Re-Fitted Bathroom
- Modern Double Glazing
- Loft Storage
- Communal Garden
- Allocated Parking Bay

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Glazed exterior door with a security entry phone system into-

Communal Entrance Hall: Staircase to first floor with door into-

Entrance Hall: 1.20m x 1.19m (3'11" x 3'11") Door into-

Hallway: 4.69m x 1.05m (15'3" x 3'5") Answer entry phone, doors into-

Living Room: 4.89m x 3.09m (16'1" x 10'2") Wood effect flooring, radiator, dual aspect windows to front and side.

Kitchen: 2.57m x 2.04m (8'5" x 6'8") Quality re-fitted range of wall and base cupboards with worktops, window to side.

Bedroom One: 4.04m x 3.27m (13'3 x 10'9) Radiator, window to rear.

Bedroom Two: 3.12m x 3.09m (10'3 x 10'2") Radiator, window to side, access to the partly boarded loft for ample storage.

Bathroom: 2.12m x 2.04m (6'11" x 6'8") Quality modern white suite comprising, bath with rainfall shower head above, hand wash basin and low level w/c, mostly tiled walls and tiled floor, window to side.

Outside: Good size well maintained communal garden, bin storage area, own allocated parking bay.

Council Tax Band: C (£1,986.25) 2024/25

EPC: C

Lease: 125 years from March 1995

Ground Rent: £75 per year

Service Charge: £1,400 (approx) per year



Kitchen



Living Room



Bedroom One



Bathroom



Bedroom Two



Communal Garden



Rear Aspect



Allocated Parking

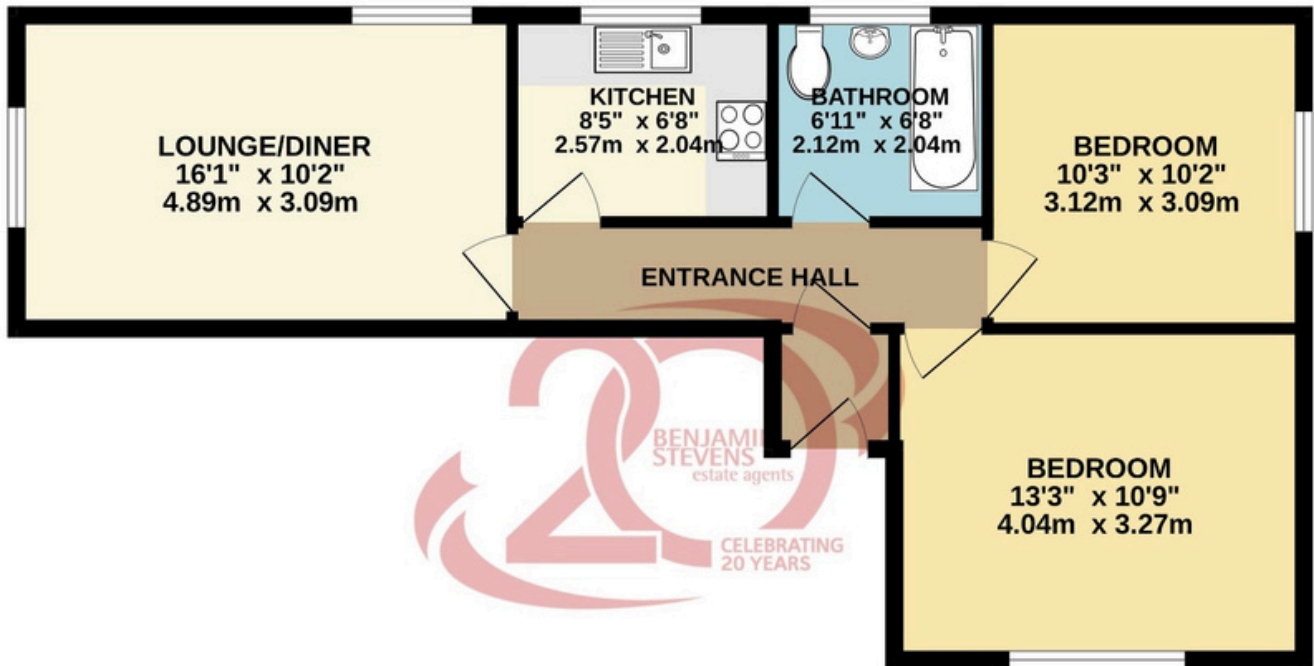


Map

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

NEIL HUGHES
PROPERTY



**Floor Plan:
580 sq.feet
53.9 sq.meters**

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