



**Beamonds Upper Marlborough Road, St. Albans AL1 3NL**

**welcome to**

**Beaumonts Upper Marlborough Road, St. Albans**

A rarely available, light and spacious one-bedroom top floor apartment, ideally situated within the highly regarded Beaumonts retirement development, exclusively for residents aged 55 and over. Offered to the market chain free and with resident parking.



# Upper Marlborough Road, St. Albans, AL1

Approximate Area = 495 sq ft / 46 sq m

For identification only - Not to scale



## Reception Room

17' 10" to bay x 10' 2" max ( 5.44m to bay x 3.10m max )

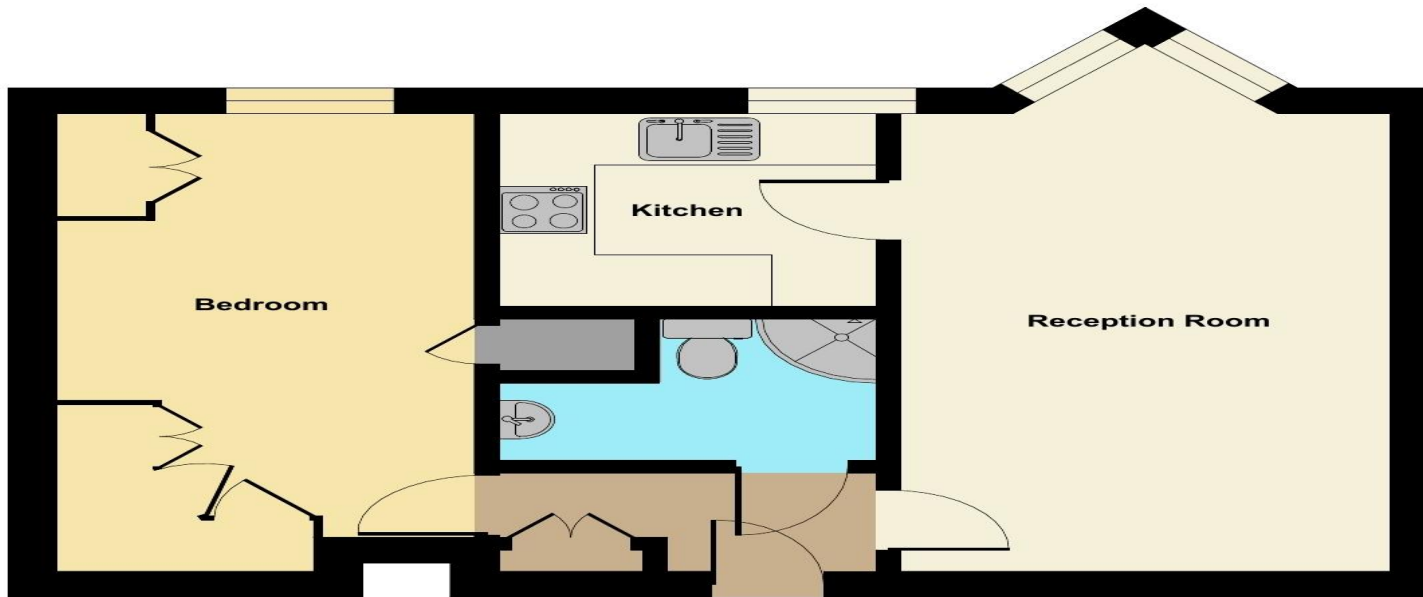
## Kitchen

7' 10" x 7' 5" ( 2.39m x 2.26m )

## Bedroom

17' 8" max x 8' 7" ( 5.38m max x 2.62m )

## Bathroom



FIRST FLOOR



welcome to

## Beaumonts Upper Marlborough Road, St. Albans

- Upper Floor Apartment
- Retirement Development, Exclusively for Over 55's
- Chain Free
- Residents Parking
- City Centre Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 4617.12

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ALB106044](http://williamhbrown.co.uk/Property/ALB106044)



Property Ref:  
ALB106044 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01727 834838**



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,  
AL1 3XZ



**williamhbrown.co.uk**