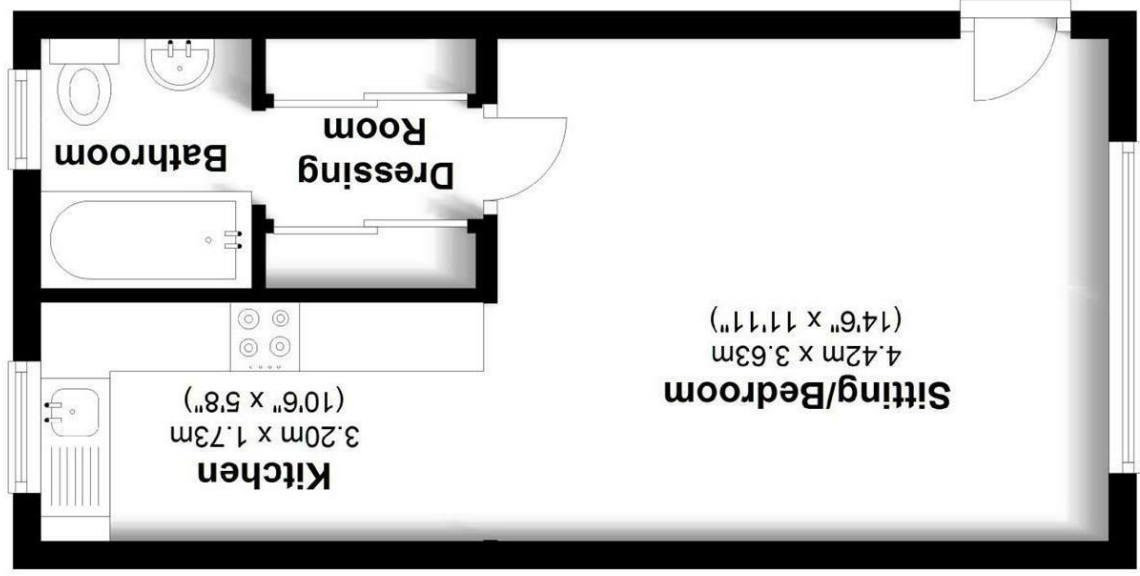


Energy Efficiency Rating	
Potential	76
Current	71
England & Wales EU Directive 2002/91/EC Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Potential	
Current	
England & Wales EU Directive 2002/91/EC Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	

Total area: approx. 28.0 sq. metres (301.7 sq. feet)
 Not to scale, for identification purposes only.
 Plan produced using PlanUp.





A spacious first floor studio flat with private allocated parking space and communal garden. Located to the eastern side of St Albans within walking distance of the Thames Link station and other local amenities. Offered for sale chain free with a good length of lease and low service charge making an ideal purchase for a commuter, first time buyer or investor.

N/A

Entrance

Secure communal front door with telephone entry. Stairs to first floor.

Living Room/Bedroom

Hard wood front door. Double glazed window to front. Television point. Telephone point. Electric heater. Fitted carpet.

Kitchen

Double glazed window to rear. A fitted kitchen with a range of wall and base mounted units with tiled splash back. Stainless steel sink and drainer. Space for cooker with fitted cooker hood over, space for fridge and freezer, space for washing machine. Vinyl flooring.

Dressing Room

A range of fitted wardrobes with sliding doors. Vinyl flooring.

Bathroom

Double glazed window to rear. Part tiled walls. Bath with electric shower. WC. Wash hand basin and vinyl flooring. Heated towel rail and extractor fan.

Exterior

Access to well maintained communal gardens and a private allocated parking space.

Lease

115 Years remaining.

Service Charge

£960 per annum.

Ground Rent

