

Connells

Scampton House Barnes Wallis Way
Bricket Wood St. Albans

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Bricket Wood St. Albans AL2 3FG

For Sale
£375,000







Property Description

The accommodation includes two well-sized bedrooms, with the principal bedroom benefiting from its own en-suite, together with a modern family bathroom.

At the heart of the home is a bright and spacious open-plan living area, offering plenty of room for both relaxing and entertaining, with space for a full dining area alongside comfortable lounge furniture. The adjoining fitted kitchen is smartly designed, blending modern styling with excellent practicality.

Further benefits include allocated parking, double glazing and gas central heating.

Ideally placed for city living, the apartment is within easy reach of St Albans' excellent selection of shops, restaurants, cafés and leisure facilities, together with convenient transport links for commuters.

A superb opportunity for professionals, couples, small families or investors looking for a modern, low-maintenance home in a highly convenient location.

Annual Service Charge

£2,100.00

Annual Ground Rent

£300.00 (Ask agent about the review period)

Length Of Lease

242 Years Remaining

Open Plan Lounge/Kitchen
16' 6" x 15' 9" (5.03m x 4.80m)

Bedroom One
10' 4" x 9' 6" (3.15m x 2.90m)

Bedroom Two
12' 2" x 9' 1" (3.71m x 2.77m)



















First Floor

Total floor area 64.8 m² (697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: B

Council Tax Band: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STA318129

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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