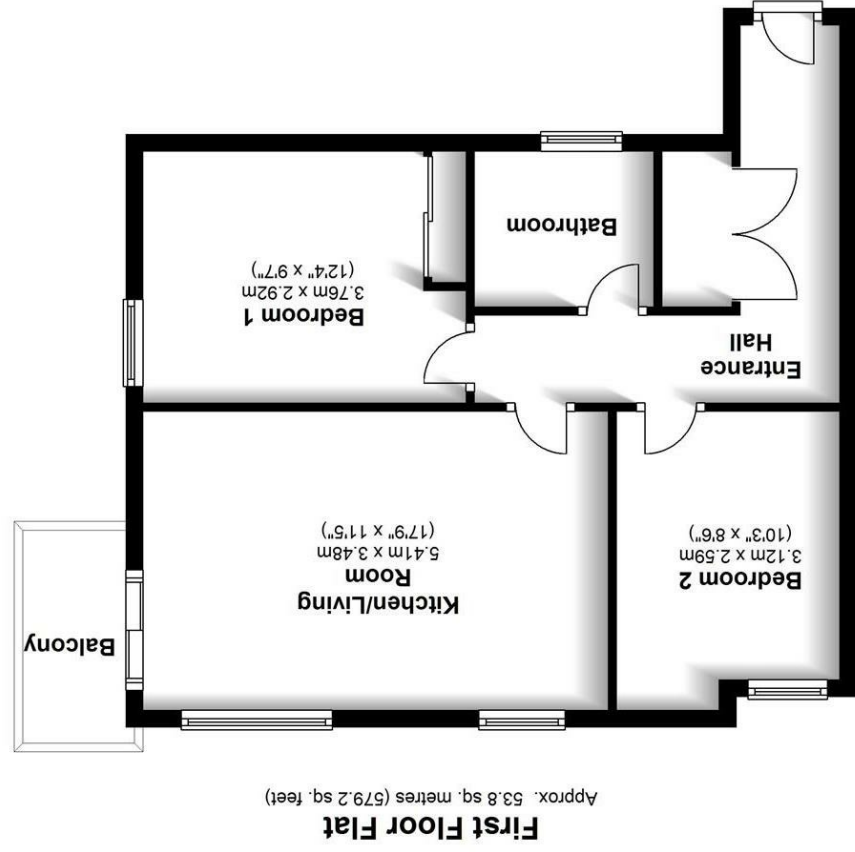


| Energy Efficiency Rating   |    |
|--|----|
| Potential  | 82 |
| Current  | 81 |
| England & Wales<br>EU Directive 2002/91/EC<br>Not energy efficient - higher running costs<br>Very energy efficient - lower running costs   |    |
| A (92 plus)<br>B (81-91)<br>C (69-80)<br>D (55-68)<br>E (39-54)<br>F (21-38)<br>G (1-20)   |    |
| Environmental Impact (CO <sub>2</sub> ) Rating<br>England & Wales<br>EU Directive 2002/91/EC<br>Not environmentally friendly - lower CO <sub>2</sub> emissions<br>Very environmentally friendly - higher CO <sub>2</sub> emissions |    |
| A (92 plus)<br>B (81-91)<br>C (69-80)<br>D (55-68)<br>E (39-54)<br>F (21-38)<br>G (1-20)   |    |

**15 Vita House, St. Albans**  
 Plan produced using PlanUp.  
 Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
 Total area: approx. 53.8 sq. metres (579.2 sq. feet)





A two bedroom first floor apartment with a private balcony and secure underground parking space located in the stylish development of Charrington Place only a few moments walk of the mainline station and the City centre just beyond. The property is offered for sale chain free.

£484 per annum.

#### Communal Entrance

Staircase and lift to all floors.

#### Entrance Hallway

Built-in cupboard. Doors to:

#### Living Room/Kitchen

Double glazed floor to ceiling window and double glazed sliding door to balcony. Kitchen area fitted with a range of wall and base mounted units with wood effect work tops over. Inset single drainer sink unit. Built-in stainless steel oven and hob with matching splashback and chimney style extractor.

#### Balcony

#### Bedroom One

Built-in wardrobes. Double glazed window.

#### Bedroom Two

Double glazed window.

#### Bathroom

Modern suite in white comprising paneled bath with glazed shower screen over, wall hung basin and low level WC. Part tiling to splashbacks. Double glazed window.

#### Parking

Secure allocated underground parking space. Secure bike storage.

#### Lease

999 years with 982 years remaining.

#### Service Charge & Buildings Insurance

£2,267 for the current year plus £808 for building insurance.

#### Ground Rent

