



DRUCE
▲ & PARTNERS ▲

27 Christchurch Close
St. Albans, AL3 5NT
Guide Price £410,000

27 Christchurch Close St Albans

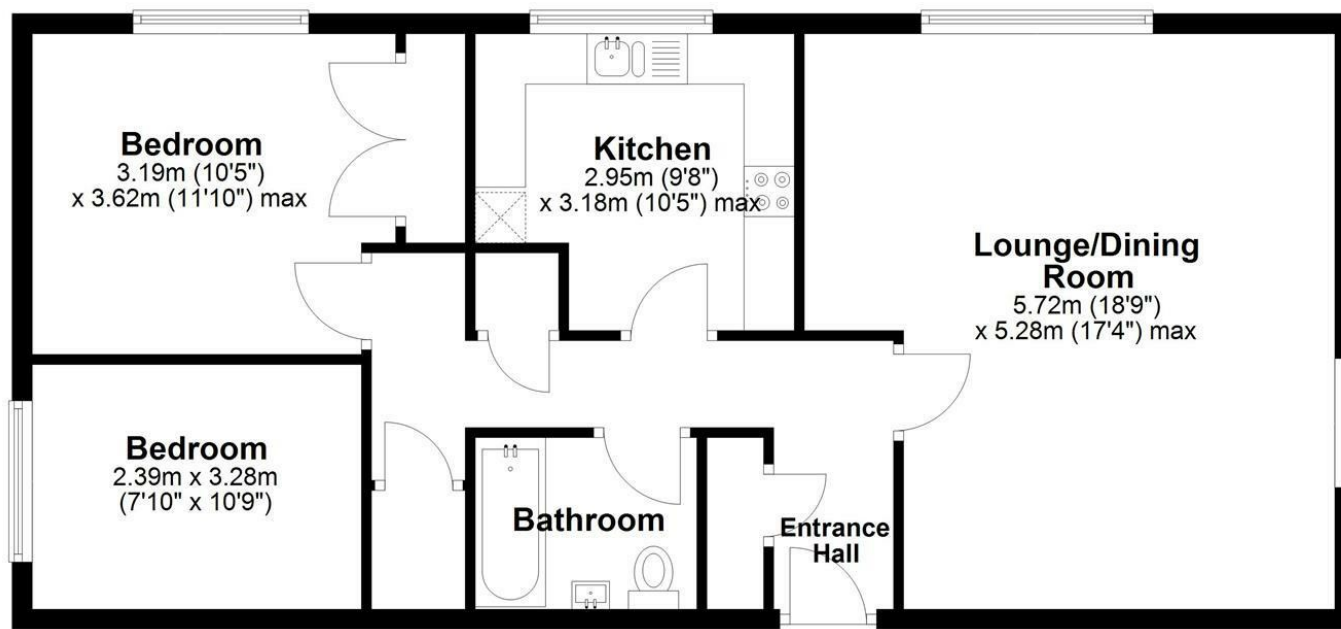
A bright and spacious 2 bedroom ground floor apartment in the highly sought after Christchurch Close development in the heart of St Albans within easy reach of the vibrant City centre, Verulamium Park and St Albans Mainline Station with fast access to central London.

Within tranquil grounds of Christchurch Close the apartment includes replacement double glazed windows and gas central heating and offers approx 800 sq ft of living area and comprises : entrance hall with ample storage cupboards, a 19' x 17' max living room with electric fire overlooking attractive communal gardens and a historic former church, a fitted kitchen with appliances,, 2 double bedrooms, bathroom, communal gardens, an allocated parking bay and a large number of visitors bays. There is a gate to the side of former church to Verulam Road giving easy access to City centre and station.



Ground Floor

Approx. 73.8 sq. metres (794.2 sq. feet)



Total area: approx. 73.8 sq. metres (794.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.□

ACCOMMODATION

Entrance Hall

with storage cupboards

Lounge / Dining Room 18'9 x 17'4 (5.72m x 5.28m)

Dual aspect with views over communal gardens .

Kitchen 10'5 x 9'8 (3.18m x 2.95m)

With appliances

Bedroom 1 11'10 x 10'5 (3.61m x 3.18m)

Bedroom 2 10'9 x 7'10 (3.28m x 2.39m)

Bathroom

Allocated Parking Bay

Visitor Parking Bays

ALL MAINS SERVICES

Current Maintenance Charge

£1,687 per annum

Leasehold

999 years from 25th December 1983.

SHARE OF FREEHOLD

Council Tax

Band - E - E £2818 p.a

EPC

Energy Rating - D

Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

Viewing

Through **Druce & Partners**, Telephone: **01727 855232** Email: **sales@druce-partners.co.uk**

Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

