



Flat 2, Faulkner Court Boundary Road,  
St. Albans, AL1 4EJ

Guide price £240,000 Leasehold



**Flat 2, Faulkner Court Boundary Road,  
St. Albans, AL1 4EJ**

**Paul Barker**  
ESTATE AGENTS

A superbly located one bedroom ground floor apartment, situated within a well maintained development in the highly sought after Bernards Heath area of St Albans.

The property benefits from a long lease of approximately 152 years, an allocated off street parking space and no onward chain. The approximate rental value is £1,250 per calendar month, equating to a rental yield of around 6.3%, making it suitable for both owner occupiers and investors.

Access is via a communal front door with security entry phone system, leading into a well maintained communal entrance hall with a private front door opening into the apartment.

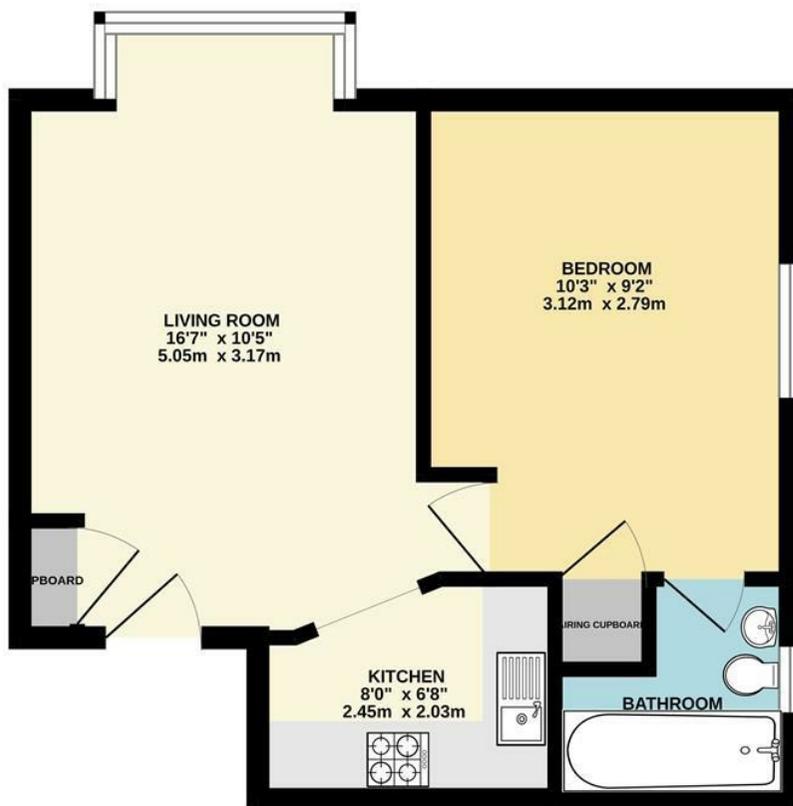
The bright bay fronted living room features wood effect flooring, modern double glazed windows and a built in storage cupboard. An archway leads through to the kitchen which offers a range of beech effect wall and base units, a sink with mixer tap, integrated hob with oven below, and space for a washing machine and fridge freezer.

The double bedroom enjoys wood effect flooring, a side facing window and a built in airing cupboard housing the hot water cylinder with storage above. A door leads through to the en suite bathroom comprising a bath with mixer tap and shower above, wash hand basin, WC and a frosted window to the side.

Externally there are well maintained communal gardens to the front, side and rear of the development, along with a residents' car park providing an allocated parking space for the apartment.

Ideally situated within walking distance of St Albans city centre and the mainline train station, the property is also just a few minutes from Bernard's Heath itself, with its playing fields, woodland walks, and local shops.

**GROUND FLOOR**  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 344 sq.ft. (32.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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