



**Abbott House, Everard Close, St. Albans, AL1 2BZ**

**welcome to**

**Abbott House, Everard Close, St. Albans**

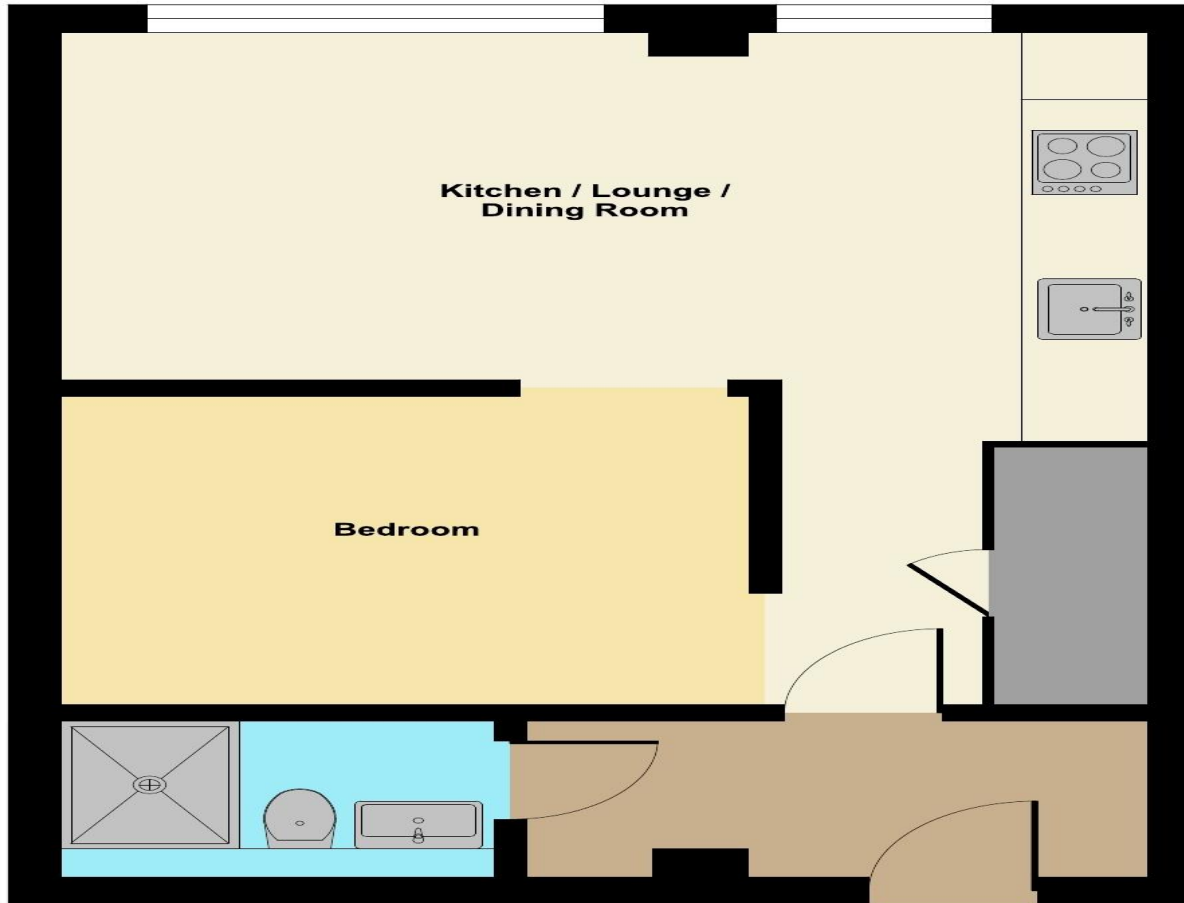
Offered with no onward chain, this modern ground floor studio apartment with allocated parking presents an excellent opportunity for first-time buyers, investors, or those seeking a convenient property in the heart of St Albans.



# Abbey View, Everard Close, St. Albans, AL1

Approximate Area = 419 sq ft / 38.9 sq m

For identification only - Not to scale



**FIRST FLOOR**

## Lounge/Kitchen/Dining Room

16' 9" max x 12' max ( 5.11m max x 3.66m max )

## Bedroom

10' 5" x 9' ( 3.17m x 2.74m )

## Bathroom

6' 9" x 3' 9" ( 2.06m x 1.14m )



welcome to

## Abbott House Everard Close, St. Albans

- 1 Bedroom Studio Apartment
- Ground Floor
- Allocated Parking
- 0.3 Miles from St Albans Abbey Station
- 0.7 Miles from the City Centre

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1572.00

Ground Rent: 247.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ALB105968](http://williamhbrown.co.uk/Property/ALB105968)



Property Ref:  
ALB105968 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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