



Flat 1 Queenslander 28 Lemsford Road, St. Albans, AL1 3PB

Guide price £375,000 Leasehold



Flat 1 Queenslander 28

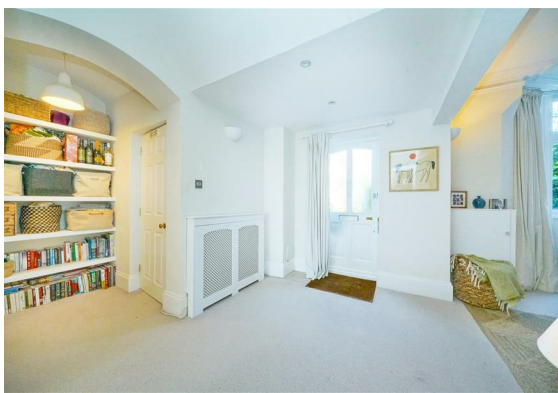
St. Albans, AL1 3PB

A spacious one double bedroom ground floor apartment, ideally located within walking distance of St Albans City centre and the mainline station. Offering over 675 sq. ft. of accommodation, the property features a generous bay-fronted living room, a large double bedroom, a fitted kitchen and a modern shower room.

Internally, the apartment enjoys well-balanced accommodation with high ceilings and an abundance of natural light, whilst also benefiting from a useful cloakroom/storage room and over 100 years remaining on the lease.

Externally, the property benefits from an allocated parking space and communal grounds.

Queenslander is ideally situated within easy reach of the city centre's extensive range of shops, restaurants and leisure facilities, the property is also just a short distance from St Albans City Station, offering direct services into London St Pancras, making it an excellent choice for first-time buyers, downsizers and commuters.





ACCOMMODATION

Entrance Hall

Lounge

15 x 16'3 (4.57m x 4.95m)

Cloakroom

8'9 x 5'2 (2.67m x 1.57m)

Kitchen

16' x 2'5 (4.88m x 0.74m)

Bedroom

14'1 x 13'3 (4.29m x 4.04m)

Shower room

Outside

Car Park

LEASE DETAILS

Service Charge - £2551

Ground Rent - £200

Lease Term - £104

Floor Plan



Total area: approx. 63.2 sq. metres (679.8 sq. feet)

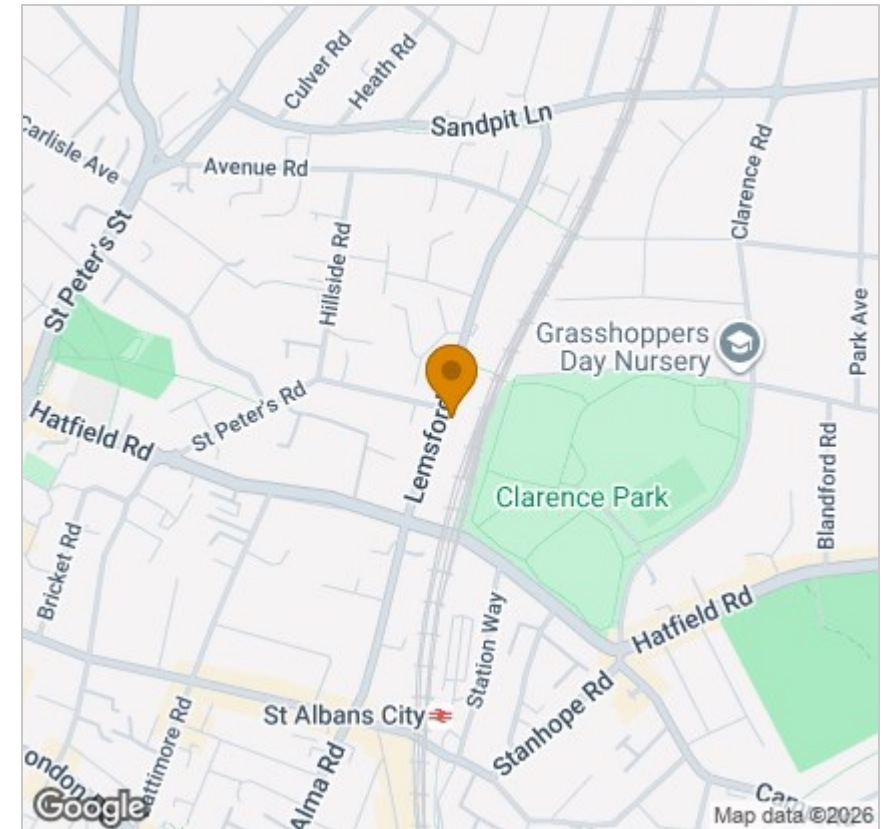
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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.

Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

