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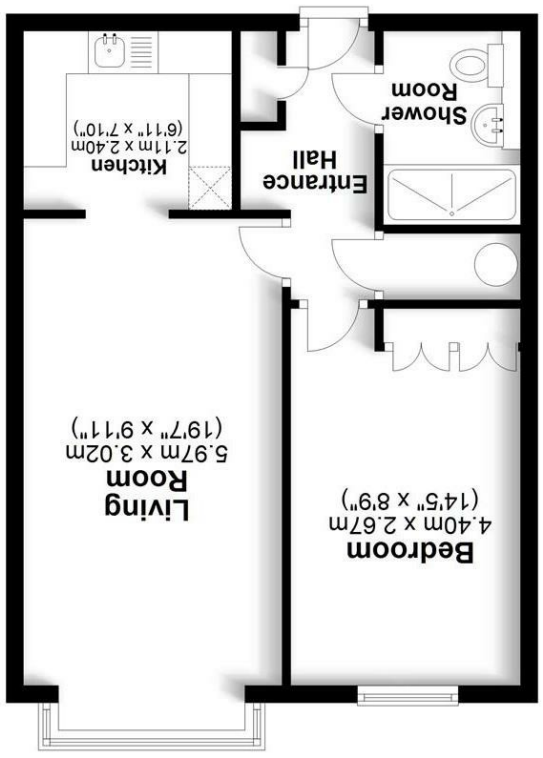
32 London Road, St Albans, Herts, AL1 1NG

Daniels
Estate Agents

First Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



Total area: approx. 44.9 sq. metres (483.4 sq. feet)

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	87
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Davis Court | St. Albans | AL1 3XU

£170,000 Leasehold

Daniels
Estate Agents

A one bedroom first floor apartment for the over 55's within this very conveniently located City centre development. Shops, cafes and restaurants as well as Doctors surgeries and all other amenities are close at hand. Davis Court also benefits from a resident manager, 24 hour emergency monitoring system, organised events in the communal lounge, guest accommodation for friends and relatives, residents parking and a long lease.

Entrance Hall
Hardwood front door. Storage cupboard with fuse box. Airing cupboard housing hot water cylinder, cold water tank and shelving. Electric heater. Newly fitted carpet.

Living Room
Double glazed bay window to front. Electric heater. Newly fitted carpet. Archway through to:-

Kitchen
A fitted range of base and wall mounted units with roll edge work surfaces. Stainless steel sink unit. Tiled splash backs. John Lewis electric fan oven. AEG hob. Extractor fan. Plumbed for washing machine. Space for fridge/freezer. Vinyl flooring. Electric heater.

Bedroom
Double glazed window to front. Fitted wardrobe. Electric heater. Newly fitted carpet.

Shower Room
Pedestal wash hand basin. Low level WC. Large shower enclosure with glass sliding door. Double shower tray with Triton shower. Chrome heated towel rail. Electric heater. Wall mirror. Extractor fan. Vinyl flooring. Fitted shelving.

Communal Rooms
Large communal Lounge area hosting various social events detailed on the notice boards. Communal games room. Two communal drying rooms.

Parking
Residents and guest parking.

Lease
151 years remaining.

Service Charge
£836.45 quarterly to include 24 hour monitoring service and full time manager.

Ground Rent
Not applicable.