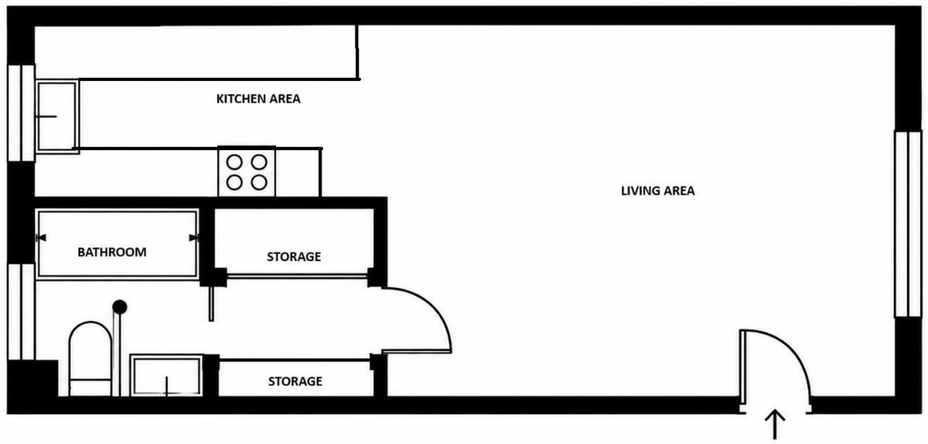
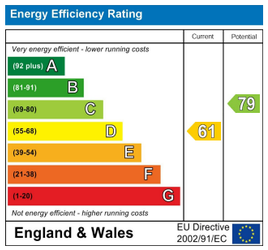
Ground Floor Studio Flat



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9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
https://www.auctionhouse.co.uk/northantsbedsandbucks

2, Dane Court College Road, St Albans, AL1 5NX



For Auction, Guide £100,000+

** FOR SALE BY ONLINE AUCTION TUESDAY 8th DECEMBER ** GUIDE PRICE £87,500+ ** BIDDING OPENS FROM MONDAY 7th DECEMBER FROM 1:00 PM ** VIEWINGS BY APPOINTMENT **

This well-positioned ground floor studio apartment presents an excellent opportunity for investors, ideally located within easy walking distance of St Albans City Centre and the mainline railway station.
Offering just over 300 sq ft of living accommodation, the property enjoys a pleasant outlook and benefits from one allocated off-road parking space within the residents' car park. The property represents an attractive proposition for both landlords and investors. Its convenient location and proximity to the city centre and railway station offer strong appeal to prospective tenants, making it a potentially appealing rental investment. With its combination of location, manageable size, allocated parking and rental potential, this studio represents an interesting investment opportunity in the highly sought-after St Albans market.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.northantsbedsandbucks

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ACCOMODATION

COMMUNAL ENTRANCE
With security door and intercom system

ENTRANCE
Front door to



LIVING AREA
14'5 x 12'0
Double glazed window to front, 2x electric heaters, open plan living/bedroom area, open to



KITCHEN AREA
10'10 x 5'8
Double glazed window to rear. range of fitted wall and base units, sink unit, space for appliances, fitted filter hood, laminate floor.



HALLWAY
Airing cupboard, separate storage cupboard



BATHROOM
6'0 x 5'0
Double glazed window to rear, panel bath with shower and shower screen over, sink unit, WC, part tiled.



OUTSIDE



COMMUNAL GARDENS
Laid to lawn



PARKING
One allocated parking space in the resident car park as shown by the title plan

LEASE DETAILS
The property is subject to a 99 year lease with 56 years remaining. Ground rent £70 PA. Service charges: Our client has been unable to provide this information to us because they are an Asset Management Company with limited knowledge of this property. Because of this we are unable to provide figures relative to the current charges that may be applicable to this property.

SERVICES
No appliances or services have been tested

COUNCIL TAX
Band B, Hertfordshire Council

PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £2400 (£2000 plus vat)

HOW TO GET THERE
From M1 Junction 6, take the A405 towards St Albans, continue towards the city, then follow signs for St Albans city centre; continue into the city and take College Road, where Dane Court is at 20 College Road

DOISA/2209SA0482