



**King Harry Lane, St. Albans, AL3 4AS**

**welcome to**

**King Harry Lane, St. Albans**

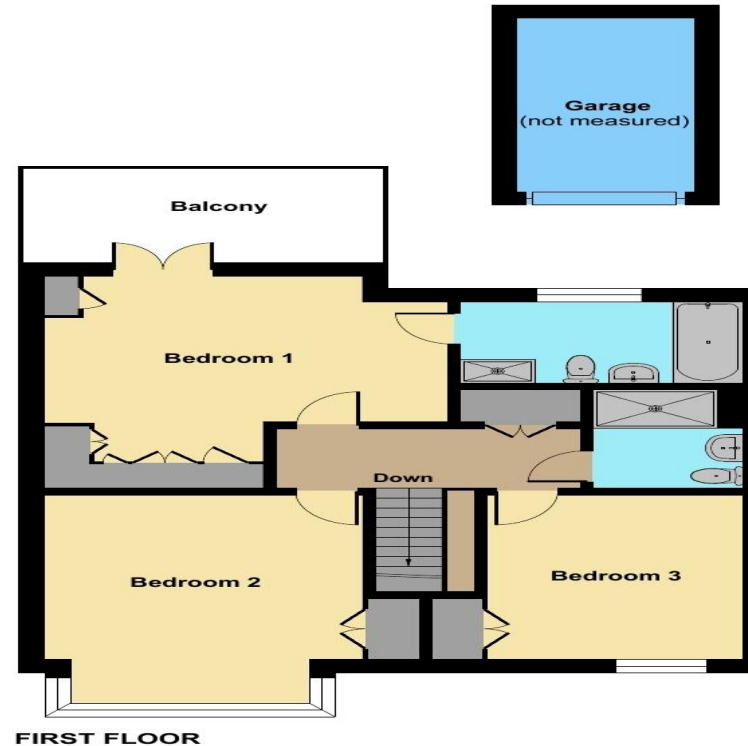
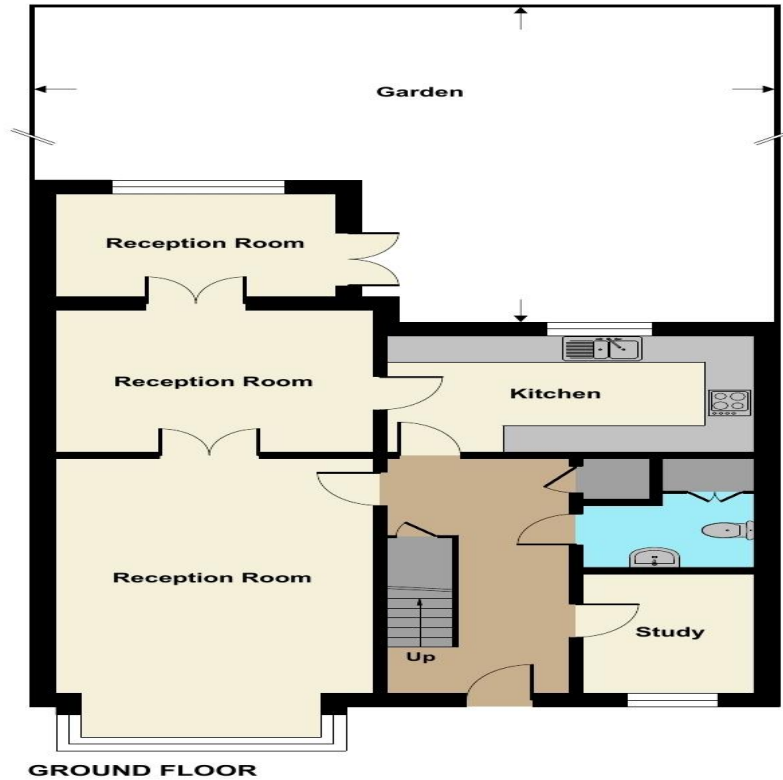
Designed exclusively for residents aged 55 and over, positioned on one of St Albans' most sought-after roads, this charming three-bedroom end-of-terrace home is offered chain free and is set within the Kings Park development.



# King Harry Lane, St. Albans, AL3

Approximate Area = 1659 sq ft / 154.1 sq m (exclude garage)

For identification only - Not to scale



## Ground Floor

### Reception Room

20' 8" into bay x 12' 6" max ( 6.30m into bay x 3.81m max )

### Reception Room

12' 5" x 10' 6" ( 3.78m x 3.20m )

### Kitchen

14' 7" x 8' 7" ( 4.45m x 2.62m )

### Study

8' 10" x 6' 9" ( 2.69m x 2.06m )

### Sun Room

11' x 7' 7" ( 3.35m x 2.31m )

### Cloakroom/Utility

## First Floor

### Bedroom 1

15' 11" max x 13' 9" to wardrobe ( 4.85m max x 4.19m to wardrobe )

### En-Suite

11' 3" x 6' 4" ( 3.43m x 1.93m )

### Bedroom 2

15' 1" into bay x 12' 7" ( 4.60m into bay x 3.84m )

### Bedroom 3

12' 2" x 10' ( 3.71m x 3.05m )

### Bathroom

welcome to

## King Harry Lane, St. Albans

- Exclusive Over-55's Development
- Chain-Free
- Three Bedroom Home
- 3 Reception Rooms
- En-Suite Bedroom with Balcony

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: F Service Charge: 3146.27

Ground Rent: 350

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ALB106160 - 0003

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