

Connells

Lectern Lane
St. Albans

Lectern Lane
St. Albans AL1 2LZ

for sale
£300,000







Property Description

Offered for sale with no onward chain, it is an appealing choice for first-time buyers, investors and commuters alike.

A generous entrance hallway, complete with a useful built-in storage cupboard, leads into the bright and airy open-plan kitchen/living space. The modern refitted kitchen complements the living area, creating a sociable setting for relaxing, dining and entertaining.

Two spacious double bedrooms are complemented by a well-proportioned third bedroom, offering flexibility for guests, family living or working from home. A stylish contemporary bathroom, finished with quality fittings, completes the accommodation.

The apartment is conveniently positioned close to local shops, cafés and everyday amenities. St Albans City Station is approximately 1.5 miles away, while St Albans Abbey Station is around 1.1 miles from the property, providing useful options for commuters.

St Albans offers an attractive blend of historic charm and modern city living. Its beautiful cathedral, characterful streets and independent shops sit alongside a vibrant selection of cafés, bars and restaurants. With rail connections to London, access to the M1 and M25, and a wide choice of state and independent schools, the city remains a popular destination for families and professionals.

Service Charge

£955 per annum

Ground Rent

£10 per annum

Lease Length

79 Years remaining

Agent Note

Please note: An AML fee is payable by the buyer once an offer has been accepted. This covers the cost of the required identity and anti-money laundering checks. Once completed, the fee is non-refundable, even if the purchase does not proceed.

Lounge

20' 1" x 11' 4" (6.12m x 3.45m)

Kitchen

11' 9" x 7' 6" (3.58m x 2.29m)

Bedroom One

12' 1" x 8' 5" (3.68m x 2.57m)

Bedroom Two

12' x 9' 6" (3.66m x 2.90m)

Bedroom Three

8' 8" x 7' 3" (2.64m x 2.21m)

















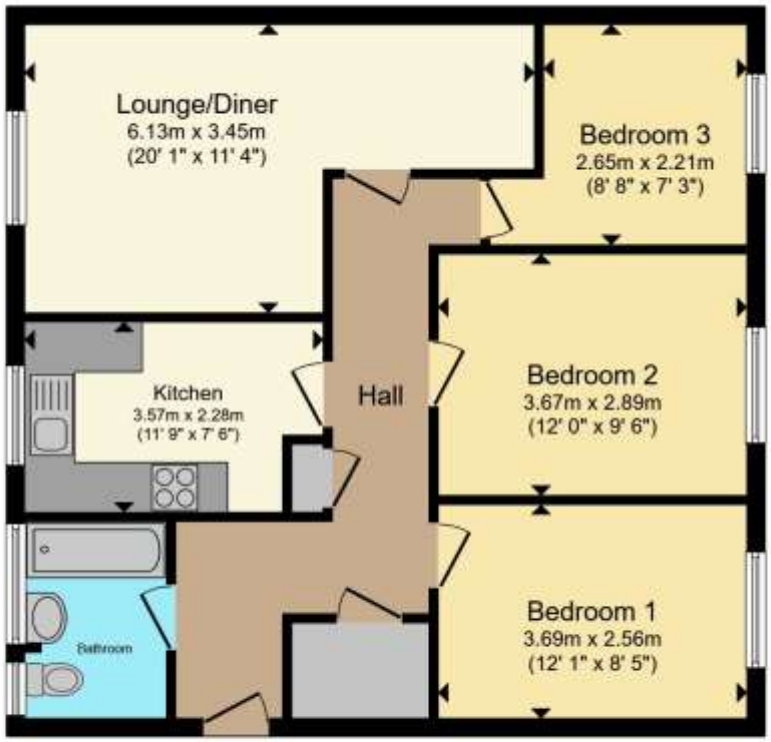

Total floor area 71.5 m² (770 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: D

Council Tax Band: C

Service Charge: 995.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STA318161

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Feb 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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