





### Property Description

This one bedroom first floor retirement flat in the Batchwood area of St Albans comprises of an entrance hall, spacious living/dining room with Juliet balcony, separate kitchen, a good sized bedroom and a shower room. Externally there is communal gardens and residents parking. Dedicated to the over 55's with an on-site manager.

St Augusta Court is located in the Batchwood area to the north of St Albans and is a great location for St Albans City Centre which provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

Lease can be extended to a 99 year term upon completion.



## Entrance Hall

Storage cupboard.

## Lounge/diner

18' 2" max x 19' 7" max ( 5.54m max x 5.97m max )

Double doors and windows with Juliet Balcony to the rear, coving to the ceiling, storage heater and carpet.

## Kitchen

10' 9" x 6' 9" ( 3.28m x 2.06m )

Window to the side, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, built in electric oven, hob and cooker hood, built in dishwasher and fridge/freezer, coving to the ceiling..

## Bedroom One

9' 8" max x 10' 9" max ( 2.95m max x 3.28m max )

Window to the side, coving to the ceiling built in wardrobes and carpet.

## Shower Room

Three piece suite comprising of wc, wash hand basin in vanity unit and shower, cupboard housing boiler, coving to the ceiling, extractor fan, heated towel rail, space for washing machine and tiled flooring.

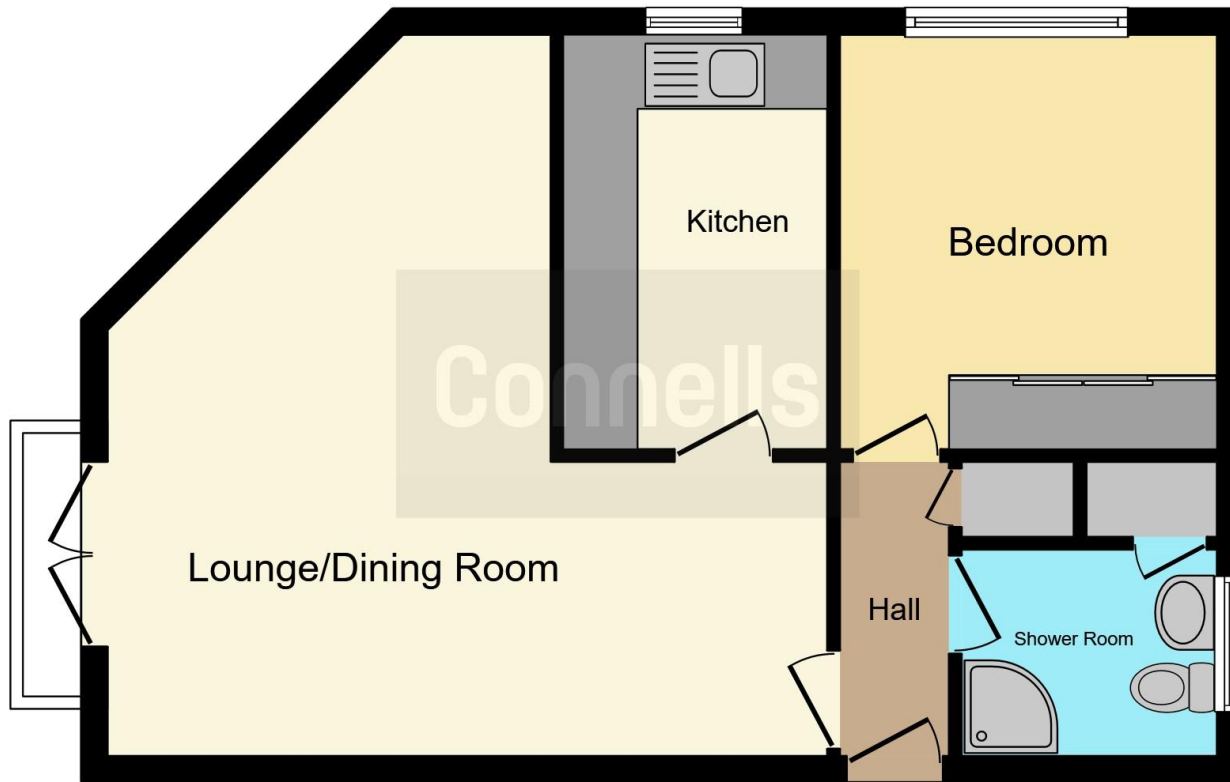
## Garden

Communal gardens.

## Parking

Allocated parking





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01727 851 100**  
**E marshalswick@connells.co.uk**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 3966.18

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MWK305155](https://www.connells.co.uk/Property/MWK305155)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: MWK305155 - 0027