



OLIVER
& AKERS EST.2014

Estate Agency with a personal touch!

Granville Road, St Albans, Herts, AL1



A ONE DOUBLE bedroom, GROUND FLOOR apartment offered CHAIN FREE!! This property is located within this GREAT LOCATION within easy walking distance of St Albans train station.

- **GROUND FLOOR**
- **One DOUBLE Bedroom**
- **Shower Room**
- **Lounge/Diner**
- **Fitted Kitchen**
- **Communal Gardens**
- **Parking**
- **GREAT LOCATION**

£290,000 Leasehold

Granville Road, St Albans, Herts, AL1

Accommodation Comprises

Own Entrance Door

Entrance Hall

Lounge/Diner 18'6" x 10'4" (5.64m x 3.15m)

Kitchen 8'8" x 6'8" (2.64m x 2.03m)

Bedroom 12'8" x 8'4" (3.86m x 2.54m)

Shower Room

Communal Gardens

Residents Parking



Ground Floor



This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	
		78
	60	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	
		65
	41	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

In accordance with the property Misdescription Act (1991) we have prepared this information as a general guide to give a broad description of the property. It is not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.