



**1 The Birches 47 Azalea Close, St. Albans
Hertfordshire AL2 1UH
Guide Price £495,000**

***** Chain free *****

Located in the heart of Napsbury Park is this GATED, TWO DOUBLE BEDROOM, TWO BATHROOM, GROUND FLOOR apartment within this popular modern parkland development a short distance from Radlett, St. Albans, London Colney and Shenley.

The property offers stylish accommodation and HIGH CEILINGS THROUGHOUT together with doors opening onto a PRIVATE PATIO, with direct access on to LARGER COMMUNAL GARDENS. The property consists of a master bedroom with en suite shower room and dressing room. In addition there is a further double bedroom, family bathroom together with a spacious lounge and modern SEPERATE fitted kitchen. Other features include TWO ALLOCATED PRIVATE PARKING SPACES.

Tenure: Leasehold
Lease 975 years remaining
Service Charge £5538.34 pa 2026/27
Ground Rent £250.00 pa 2026/27
Council Tax Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Ground Floor

Total Area: 1184 ft² ... 110.0 m²

All measurements are approximate and for display purposes only