



Connells

Lichfield Place
St. Albans



Property Description

Set within a sought-after development just 0.6 miles from St Albans City Station, this ground floor apartment represents an exciting chance to create a stylish home in a superb location. Offered to the market chain free, it is ideal for buyers keen to put their own stamp on a property.

The apartment benefits from its own private front door, leading into a generous living and dining room with direct access to outside space - perfect for relaxing or entertaining. A separate kitchen provides plenty of scope for modernisation, offering the opportunity to design to your own taste.



Sitting/Dining Room

17' 7" x 15' 4" (5.36m x 4.67m)

Kitchen

9' 8" x 6' 8" (2.95m x 2.03m)

Bedroom One

14' 10" x 13' 4" (4.52m x 4.06m)

En Suite Shower Room

5' 5" x 4' 9" (1.65m x 1.45m)

Bedroom Two

10' 8" x 9' 1" (3.25m x 2.77m)

Bathroom

7' 8" x 6' 8" (2.34m x 2.03m)





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.focalagent.com

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: E

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STA317413

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.



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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