



**Beaumonts Upper Marlborough Road, St. Albans AL1 3NL**

**welcome to**

**Beaumonts Upper Marlborough Road, St. Albans**

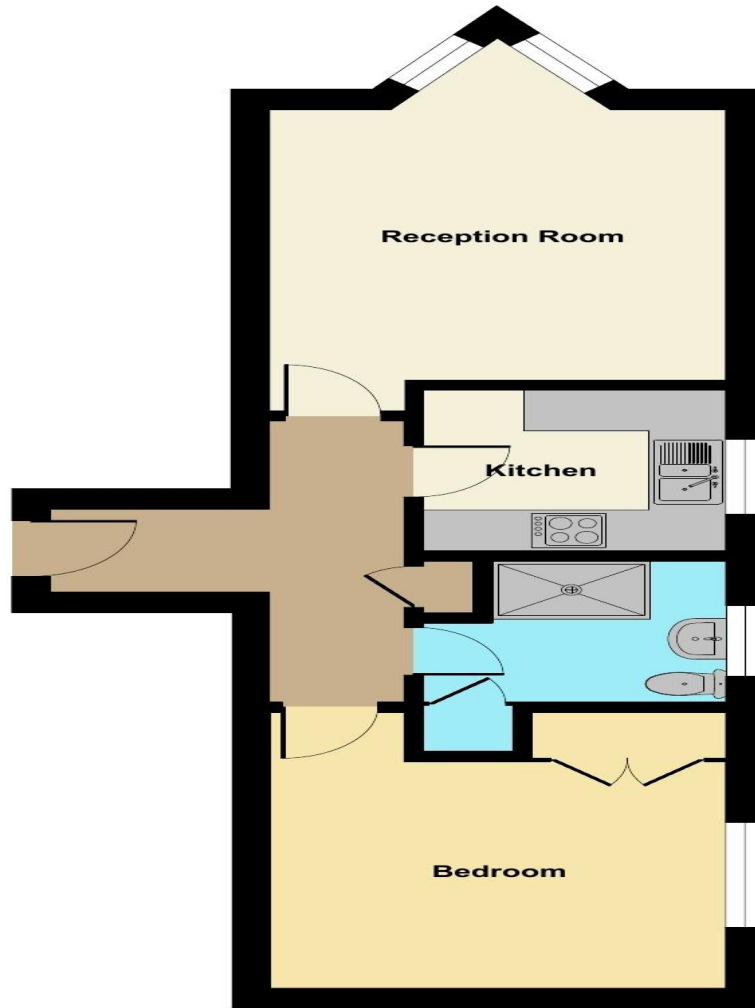
A rarely available, light and spacious one-bedroom top floor apartment, ideally situated within the highly regarded Beaumonts retirement development, exclusively for residents aged 55 and over. Offered to the market chain free, this delightful home enjoys garden views due to its corner position.



# Upper Marlborough Road, St. Albans, AL1

Approximate Area = 526 sq ft / 48.8 sq m

For identification only - Not to scale



SECOND FLOOR

## Lounge

16' 6" into bay x 11' 8" max ( 5.03m into bay x 3.56m max )

## Kitchen

7' 10" x 7' 9" ( 2.39m x 2.36m )

## Bedroom

11' 8" max x 10' 11" max ( 3.56m max x 3.33m max )

## Bathroom



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## Beaumonts Upper Marlborough Road, St. Albans

- One Bedroom Upper Floor Apartment
- Retirement Development, Exclusively for Over 55's
- City Centre Location
- Attractive Communal Grounds
- Residents Parking

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 4617.12

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ALB106026](http://williamhbrown.co.uk/Property/ALB106026)



Property Ref:  
ALB106026 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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