



**Larks Ridge, St. Albans AL2 3DT**

**welcome to**

**Larks Ridge, St. Albans**

Situated in the sought-after Larks Ridge development in Chiswell Green, this well-presented one double bedroom first floor maisonette is offered chain free and with allocated parking.



# Watford Road, St. Albans, AL2

Approximate Area = 450 sq ft / 41.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

## Reception Room

11' 10" x 11' 5" ( 3.61m x 3.48m )

## Kitchen

9' x 5' 4" ( 2.74m x 1.63m )

## Bedroom

10' 10" max x 9' 11" max ( 3.30m max x 3.02m max )

## Shower Room



welcome to

## Larks Ridge, St. Albans

- 1st Floor Maisonette
- One Double Bedroom
- Allocated Parking
- Chain Free
- Open Plan Living

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 886.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£195,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ALB106077](http://williamhbrown.co.uk/Property/ALB106077)



Property Ref:  
ALB106077 - 0003

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