



Connells

Abbots Park
St. Albans



Property Description

Step inside to a welcoming entrance hall which leads to a generous sized double bedroom, along with a versatile second bedroom perfect as a guest room, stylish home office or additional living space.

A secondary hallway provides excellent built-in storage with both overhead and side cupboards, guiding you through to the kitchen, family bathroom and the main reception room which is a real highlight, enjoying plenty of natural light through large windows and doors leading out onto a valuable balcony.

Further benefits include additional storage on the communal landing, equipped with both power and lighting.

Tenure: Leasehold with an impressive 936 years remaining

Maintenance: £631.68 per annum, plus £308.90 gardening charge

Ground Rent: £12 per annum

Lounge

15' 2" x 10' 1" (4.62m x 3.07m)

Kitchen

11' 7" x 5' 7" (3.53m x 1.70m)

Bedroom

15' 6" x 10' 6" (4.72m x 3.20m)

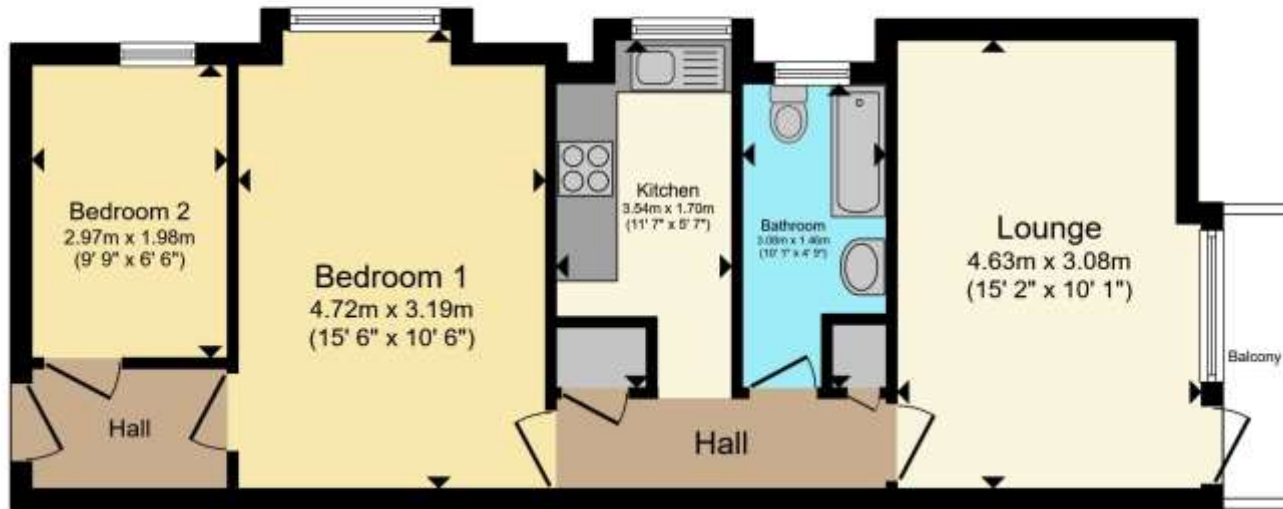
Bedroom Two

9' 9" x 6' 6" (2.97m x 1.98m)









Total floor area 51.4 m² (553 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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38 Chequer Street
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EPC Rating: C Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/STA317754](https://www.connells.co.uk/Property/STA317754)

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.

Connells Residential is registered in England and Wales under company number 1489613, 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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