





### Property Description

Situated in the popular New Greens area of St Albans, this well-presented one bedroom top floor apartment offers spacious and light-filled accommodation, ideal for first-time buyers, investors or those looking to downsize.

The property features a large double bedroom with built-in wardrobes, an expansive living/dining room, fitted kitchen and bathroom, together with a private balcony enjoying stunning far-reaching views.

Further benefits include allocated parking, a useful external storage shed, long lease and low maintenance charges.

The property is situated in the New Greens area which is in the North of St Albans. This area proves popular with its local amenities and is within easy access to St Albans City centre which provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras and excellent links to the surrounding motorway networks.



## Hall

## Kitchen

11' 2" max x 7' 3" max ( 3.40m max x 2.21m max )

## Living Room

16' 5" max x 10' 5" max ( 5.00m max x 3.17m max )

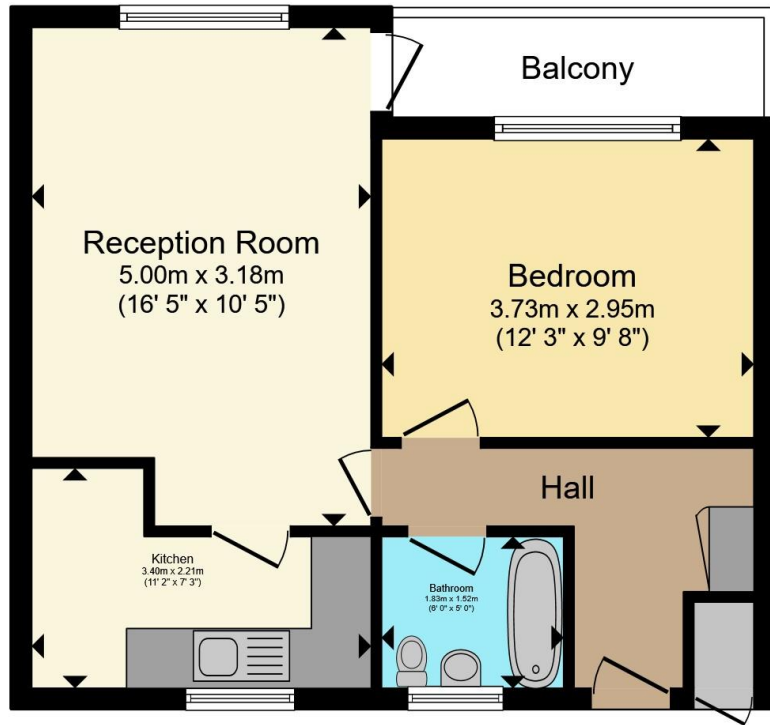
## Bedroom

12' 3" max x 9' 8" max ( 3.73m max x 2.95m max )

## Bathroom

6' max x 5' max ( 1.83m max x 1.52m max )





Total floor area 43.7 m<sup>2</sup> (470 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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ST ALBANS AL4 9RH

EPC Rating: D Council Tax  
Band: B

Service Charge:  
1031.00

Ground Rent:  
10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MWK306240](https://www.connells.co.uk/Property/MWK306240)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jul 1994. Should you require 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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