



**1 The Birches 47 Azalea Close, St. Albans
 Hertfordshire AL2 1UH
 Guide Price £469,950**

***** Chain free *****

Located in the heart of Napsbury Park is this GATED, TWO DOUBLE BEDROOM, TWO BATHROOM, GROUND FLOOR apartment within this popular modern parkland development a short distance from Radlett, St. Albans, London Colney and Shenley.

The property offers stylish accommodation and HIGH CEILINGS THROUGHOUT together with doors opening onto a PRIVATE PATIO, with direct access on to LARGER COMMUNAL GARDENS. The property consists of a master bedroom with en suite shower room and dressing room. In addition there is a further double bedroom, family bathroom together with a spacious lounge and modern SEPERATE fitted kitchen. Other features include TWO ALLOCATED PRIVATE PARKING SPACES.

Tenure: Leasehold
 Lease 975 years remaining
 Service Charge £5538.34 pa 2026/27
 Ground Rent £250.00 pa 2026/27
 Council Tax Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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