



DRUCE
▲ & PARTNERS ▲

146-148 London Road
St. Albans, AL1 1PQ
Guide Price £425,000

Apartment 3 146 - 148 London Road St Albans

A well presented, spacious 2 double bedroom apartment of contemporary design with 2 bathrooms in the heart of St Albans within easy walk of the City centre amenities and the mainline station into St Pancras International .

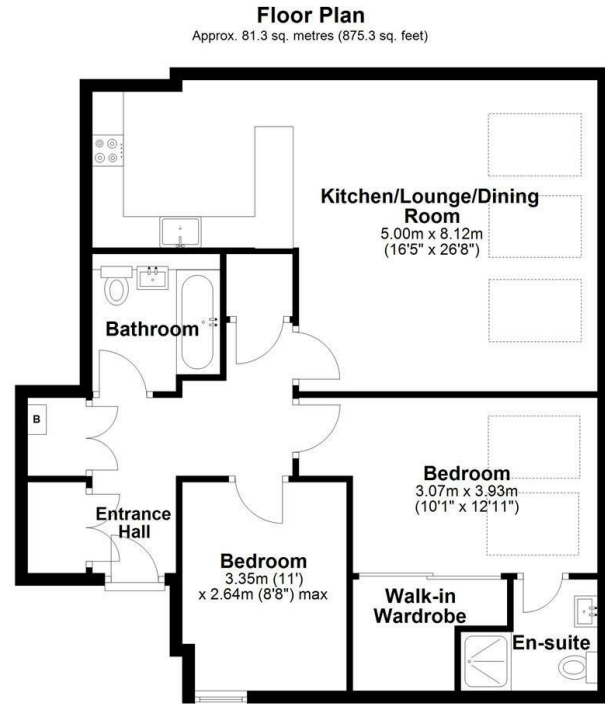
In a block of only 6 apartments with a floor area of approx 875 sq ft (82 sq m) with entry phone system.. The Owner has entered into an agreement to extend the Lease by 90 years (Lease end date 6 November 2229 with Ground Rent reduced to a peppercorn.

Communal reception hall, entrance hall with fitted cupboards and utility cupboard with boiler and washing machine.

27' x 16' open plan lounge / dining / kitchen with integrated ceramic hob, extractor, oven, fridge, freezer, dishwasher.

Bedroom 1 with walk-in wardrobe cupboard and en-suite shower room. 2nd double bedroom, bathroom with shower over bath. 2 allocated parking spaces. Personal storage unit,





Total area: approx. 81.3 sq. metres (875.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp...

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		
England & Wales	EU Directive 2002/91/EC	85 85

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		
England & Wales	EU Directive 2002/91/EC	



Entrance Hall

Kitchen / Lounge / Dining Room

26'8 x 16'5 (8.13m x 5.00m)

Integrated appliances. Range of fitted cupboards.

Bedroom 1

12'11 x 10'1 (3.66m'3.35m x 3.05m'0.30m)

Walk-in wardrobes.

En-suite Shower Room

Bedroom 2

11'0 x 8'8 (3.35m'0.00m x 2.44m'2.44m)

Bathroom

16'5 x 26'8 (4.88m'1.52m x 7.92m'2.44m)

With shower over bath.

OUTSIDE

Communal areas

2 ALLOCATED PARKING SPACES

Personal storage unit for No, 3

All Mains Services

EPC

Energy Rating - Band B

Council Tax

Band D - £2155.11 p.a

Leasehold

Original Lease -125 years from 6 November 2014.

The Owner has agreed to extend the Lease by 90 years, Lease end date 6 November 2229 with Ground Rent reduced to a peppercorn..

A Peppercorn Ground Rent

Service Charge

Currently £1,693.73 p.a.

Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk

