



Connells

Ashbourne Court Hill End Lane
St. Albans

Ashbourne Court Hill End Lane
St. Albans AL4 0AA

for sale
£240,000



Property Description

Situated in a popular area of St Albans, this beautifully presented ground floor apartment offers well-proportioned accommodation throughout and would make an ideal first-time purchase, investment opportunity, or downsizing move.

The property comprises a spacious double bedroom, a bright and welcoming living/dining room, a recently renovated kitchen fitted with modern units and work surfaces, and a stylish renovated bathroom finished to a high standard. The apartment further benefits from an abundance of storage throughout, providing practical and convenient living.

Externally, residents can enjoy attractive communal gardens, together with the added benefit of allocated parking and additional visitor parking.

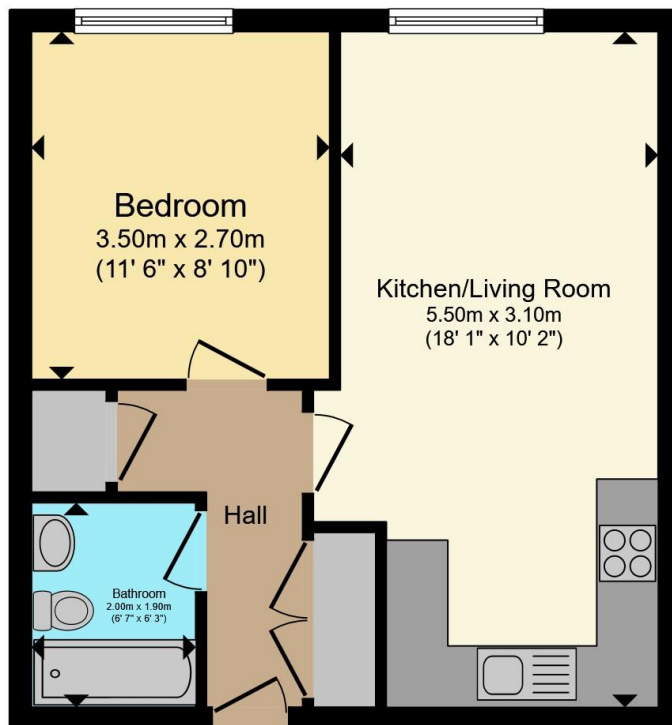
Ideally located within easy reach of local amenities, transport links, and the historic city centre of St Albans, this delightful apartment offers comfortable living in a sought-after residential setting. Early viewing is highly recommended.



Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 40.3 m² (434 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

Connells

To view this property please contact Connells on

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5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: D Council Tax
 Band: C

Service Charge:
 1063.24

Ground Rent:
 80.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK306381

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1988. 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.

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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