

SUSMANS
ESTATES

The Birches Azalea Close, St. Albans, AL2 1UH

Offers Invited £469,950 Leasehold

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

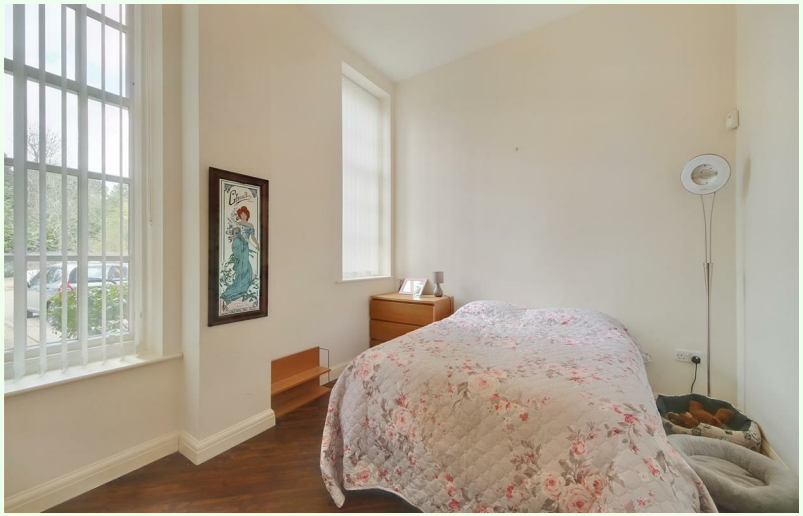
▪ Ground Floor Apartment ▪ Gated Development, set in enormous grounds and parkland ▪ Napsbury Park ▪ 2 Double Bedrooms ▪ 2 Bathrooms (1 En-Suite) ▪ Private patio & communal gardens ▪ 2 Private Parking spaces ▪ lease 975 years / Service Charge £5538 pa 2026/27 / Ground Rent £250.00 pa 2026/27 ▪ Council Tax Band E ▪ Chain free











PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Ground Floor

Total Area: 1184 ft² ... 110.0 m²

All measurements are approximate and for display purposes only

VIEWING

Strictly by appointment with Susmans Estates

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Any point or particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any other intending purchaser.

EPC Rating C