



15 CANTERBURY COURT BATTLEFIELD ROAD, ST. ALBANS, AL1 4DX
BY AUCTION £300,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

15 Canterbury Court Battlefield Road, St. Albans, AL1 4DX

*****BY AUCTION ONLY***** Nestled on Battlefield Road in the charming city of St. Albans, this ground floor flat presents an excellent opportunity for investors seeking a property in a desirable location. Spanning an impressive 641 square feet, the flat boasts a good-sized lounge that invites relaxation and social gatherings. The ample kitchen is well-equipped for culinary enthusiasts, making it a delightful space for meal preparation.

This flat features two comfortable bedrooms, providing ample space for residents or guests. The property also includes a well-appointed bathroom, ensuring convenience for daily living. Off-street parking for one vehicle adds to the appeal, making it easier for residents and visitors alike.

The flat is set within a community that offers communal gardens, perfect for enjoying the outdoors and socialising with neighbours. With 145 years remaining on the lease and the added benefit of zero ground rent, this property is not only attractive but also financially sensible.

This home is in the ideal spot with a short walk into the town centre along with a 10 minute walk to the St Albans Train Station giving commuters a quick and direct link into London via the Thames Link.

As this property is available by auction only, it allows for an immediate exchange of contracts, making it an ideal choice for those looking to secure a new investment swiftly. All interested applicants will be referred to Pattinsons Auctions for further details. This flat on Battlefield Road is a rare find and is sure to attract attention, so do not miss the chance to explore this promising opportunity.





- By Auction Only With Pattinsons Auction
- Being Sold Via "Secure Sale"
- Immediate 'exchange of contracts' available
- Long Lease - 144 Years Remaining
- Two Bedroom Ground Floor Flat
- Close Proximity To St Albans Town Centre & Train Station (Thames Link)
- Ideal For Investors
- Communal Gardens
- Off Street Parking Available
- Council Tax Band D





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Canterbury Court AL1

Approximate Gross Internal Floor Area = 59.6 sq m / 641 sq ft

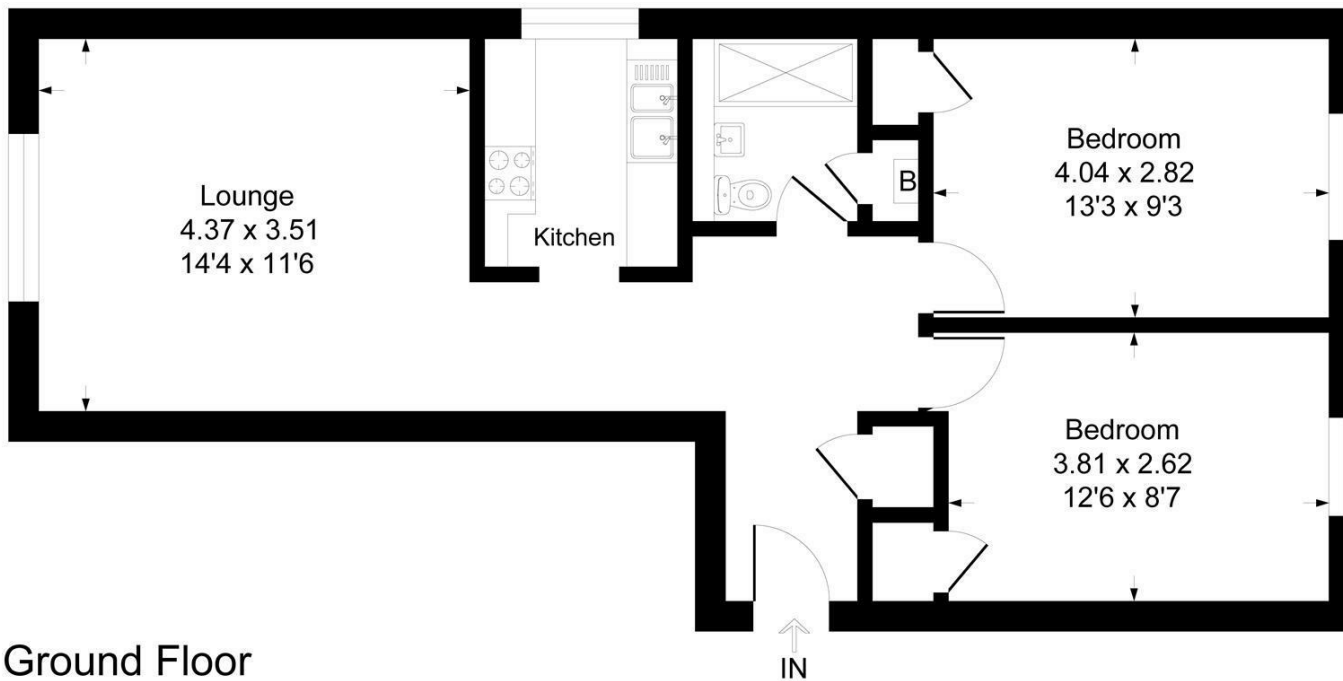


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	

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119 Oakwood Road,
Bricket Wood, St Albans
Hertfordshire
AL2 3QB

Tel: 01923 682 888
Email: sales@carterhayward.co.uk
Web: www.carterhayward.co.uk



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