



Connells

St Augusta Court Batchwood View
St. Albans



Property Description

Set within a warm and well-established community, residents benefit from a reassuring Careline alarm service, beautifully kept surroundings, and inviting communal lounge areas that create an easy, sociable atmosphere.

Quietly positioned just off Batchwood View-around a mile from the vibrant St Albans city centre-the location strikes the ideal balance between peaceful living and convenient access to shops, cafés, parks, and transport links.

Inside, a generous entrance hallway leads into a bright and airy living/dining room, with large patio doors that open directly onto your own private patio-a perfect spot to enjoy morning sunshine, a cup of tea, or a moment of calm. A fitted kitchen, a well-sized double bedroom, and a modern bathroom complete the thoughtfully arranged layout.

The development boasts beautifully landscaped communal gardens, creating a serene backdrop, while the apartment also comes with the huge advantage of its own allocated carport space.

With its welcoming community feel, tranquil setting, and no-upper-chain availability, this is an excellent opportunity to secure a low-maintenance home that offers both comfort and lifestyle-right here in St Albans.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Sitting/Dining Room

22' 5" Max x 12' 10" Max (6.83m Max x 3.91m Max)

Kitchen

10' 1" x 6' 1" (3.07m x 1.85m)

Bedroom

12' 6" x 9' 5" (3.81m x 2.87m)

Bathroom





To view this property please contact Connells on

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: C
Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STA317399

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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Property Ref: STA317399 - 0003