

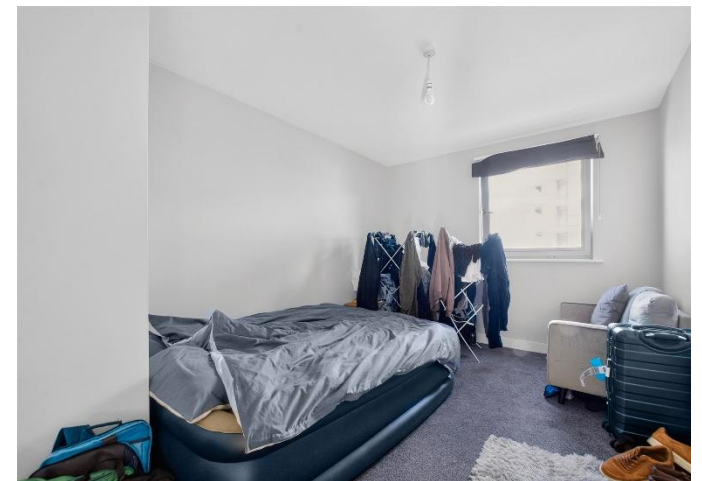


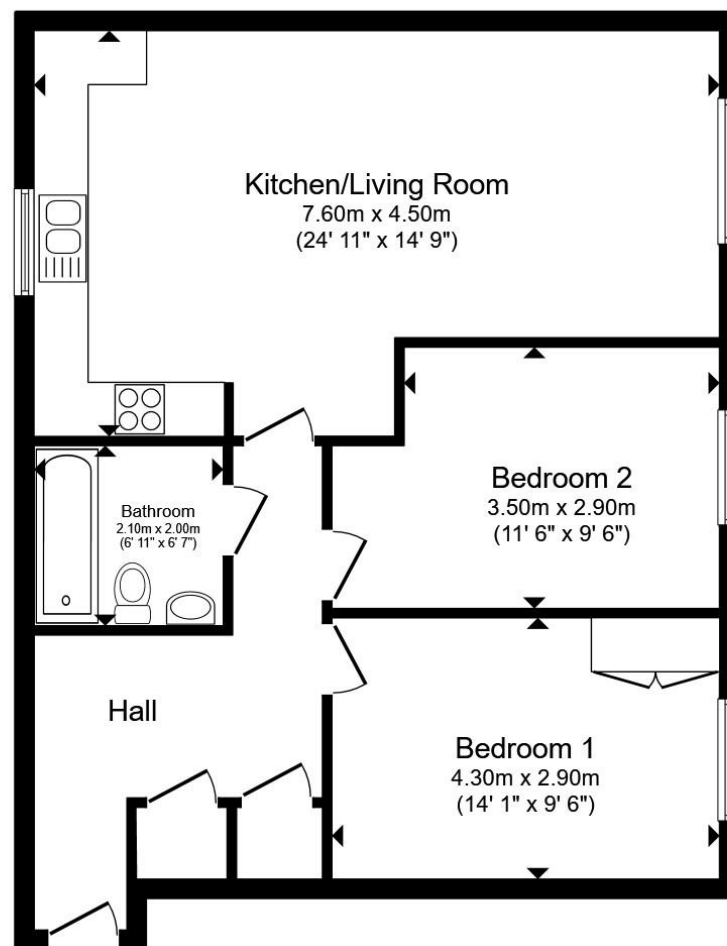
Davy House Charrington Place, St. Albans AL1 3FL

welcome to

Davy House Charrington Place, St. Albans

A chain free modern two-bedroom apartment in the established Charrington Place development which offers open plan living, landscaped communal grounds and excellent access to St Albans City station and the city centre. The property also features a long lease and an allocated parking space. Set within an established development with landscaped communal grounds and a children's play area, this apartment provides an open plan living/kitchen/dining space with wood-effect flooring, neutral décor and good natural light. The kitchen area includes extensive worktop space and fitted units, creating a practical hub for everyday living and entertaining. The reception area comfortably accommodates both seating and dining areas. There are two well-proportioned double bedrooms, each with large windows and a simple, clean finish, offering flexible space for sharers, guests or a home office. The bathroom is fitted with a white three-piece suite including a bath with shower over. The building benefits from a secure communal entrance and well-maintained internal common areas. Charrington Place is highly convenient for St Albans City station, which is a short walk away and offers frequent Thameslink services to London St Pancras in around 20 minutes, as well as connections to Farringdon, City Thameslink and beyond. The location also places you within easy reach of St Albans' vibrant city centre, with its mix of independent shops, cafés, restaurants and historic attractions.





Total floor area 72.1 m² (776 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



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welcome to

Davy House Charrington Place, St. Albans

- CHAIN FREE
- Short walk to City station
- Open plan living/kitchen/diner
- Two double bedrooms
- Landscaped communal grounds and play area

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2000.00

Ground Rent: 360.00



£350,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

ALB105978 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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