



Albeny Gate Belmont Hill, St. Albans, AL1 1BH

Guide price £250,000 Leasehold



Albeny Gate Belmont Hill

St. Albans, AL1 1BH

This wonderful, chain-free two bedroom maisonette, is set in a sought-after development, designed for the over 55's. With its close proximity to the vibrant city centre, a designated estate manager, residents and visitor parking, and delightful communal gardens, this property is one not to miss!

Entering via a private front door into the hall with a built-in coat cupboard and stairs rising to the first floor. The spacious living/dining room benefits from a dual aspect over looking a communal green and doors to rooms. The kitchen has a range of fitted wall and base units, integrated fridge/freezer and recesses for white goods. The master bedroom overlooks the gardens and has fitted wardrobes. The second bedroom has a box bay window overlooking the rear garden and a range of mirror fronted wardrobes and there is white fitted bathroom suite.

Outside there are wonderful communal gardens and ample parking both for residents and visitors.

Situated in a central St. Albans location, it is tucked away just behind the historic Holywell Hill, which is extremely convenient for both train stations, the vibrant city centre, and a pleasant stroll to the beautiful Verulamium Park.





ACCOMMODATION

Entrance Hallway

Living/Dining

16'7 x 10'7 (5.05m x 3.23m)

Bedroom One

9' x 14'3 (2.74m x 4.34m)

Bedroom Two

12'8 x 8'10 (3.86m x 2.69m)

Bathroom

EXTERNAL

Communal Grounds

Communal Car Park

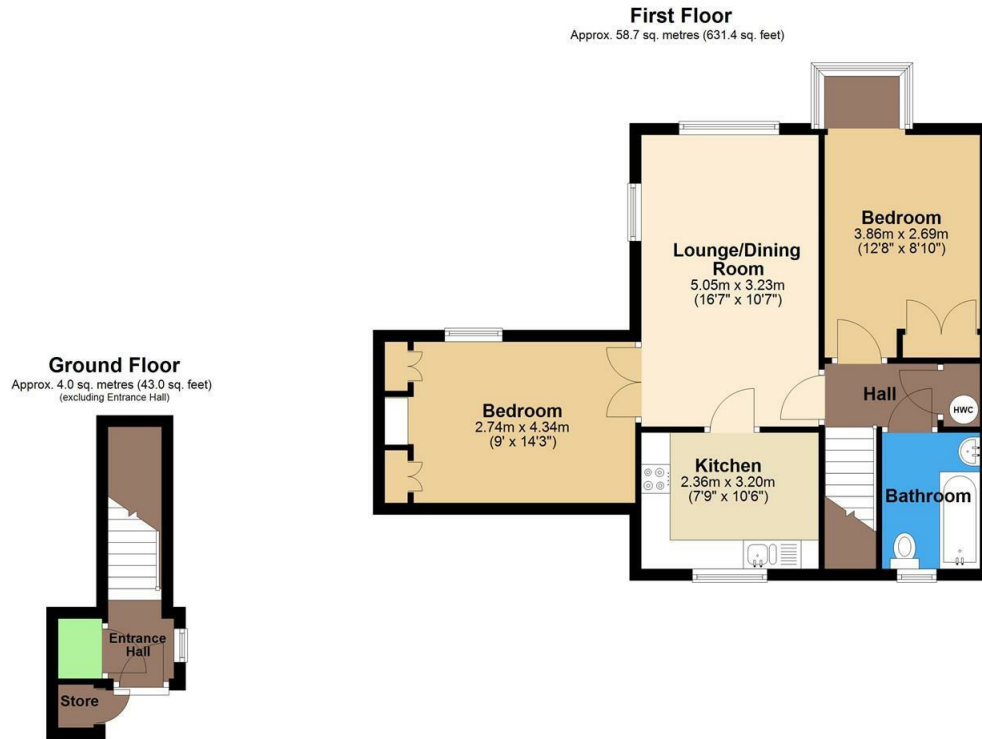
LEASE DETAILS

Service Charge- £1,702.93

Ground rent - Peppercorn rent

Lease Remaining - 86 years

Floor Plan



Total area: approx. 62.6 sq. metres (674.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

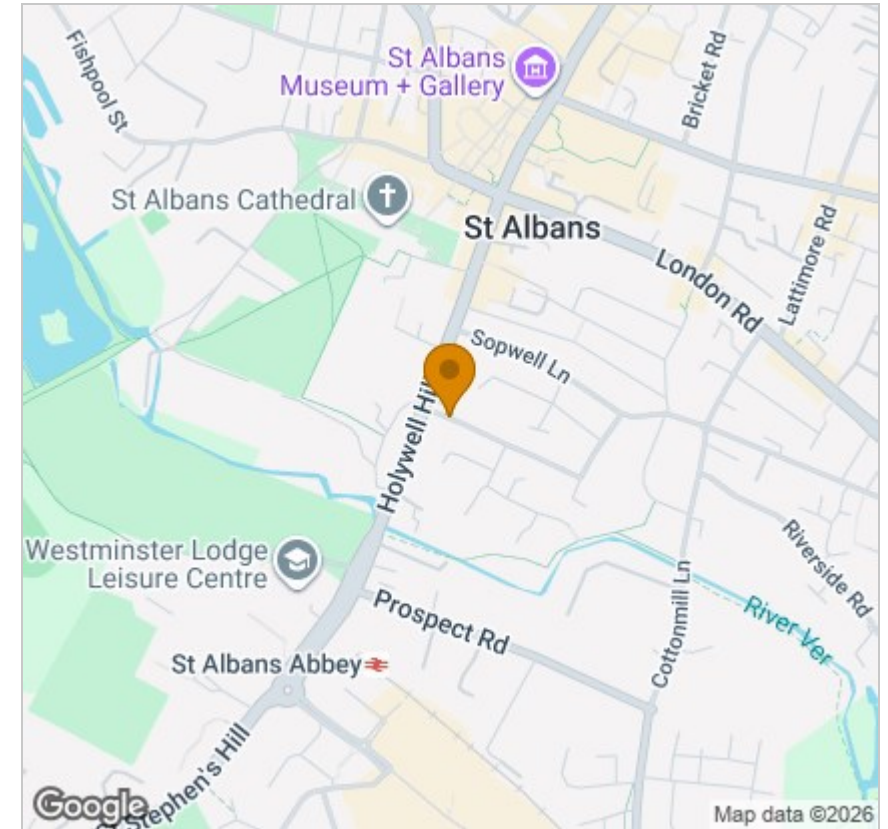
Copyright © SKMSTUDIO
Plan produced using PlanUp.

Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

