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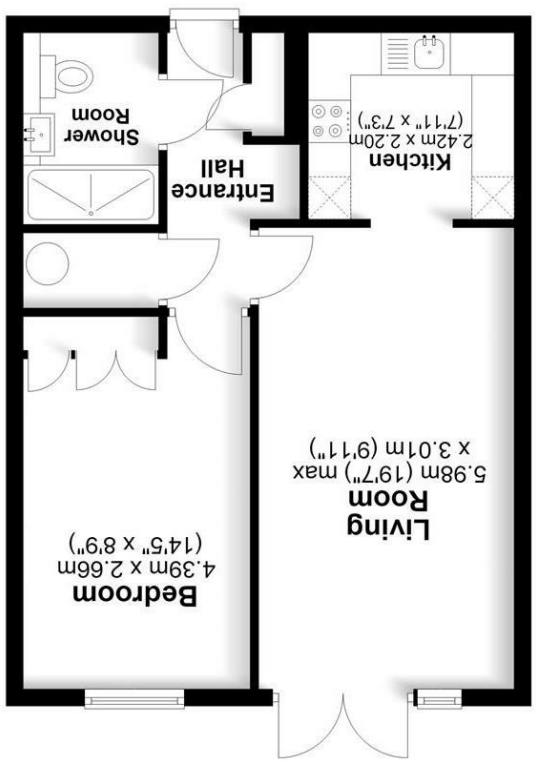
32 London Road, St Albans, Herts, AL1 1NG

Daniels
Estate Agents

Ground Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 44.6 sq. metres (480.4 sq. feet)

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	79

England & Wales
EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales
EU Directive 2002/91/EC

Marlborough Road | St. Albans | AL1

£195,000 Leasehold

Daniels
Estate Agents

Entrance
Hardwood front door. Storage cupboard with fuse box. Airing cupboard housing hot water cylinder, cold water tank and shelving. Electric heater.

Living Room
Double glazed patio doors. Electric heater. Opening onto:-

Kitchen
A fitted range of base and wall mounted units with roll edge work surfaces. Stainless steel sink unit. Tiled splash backs. Integrated electric fan oven with extractor fan and electric hob. Space for washing machine, dishwasher and fridge/freezer. Vinyl flooring. Electric heater.

Bedroom
Double glazed window to front. Fitted wardrobe. Electric heater.

Bathroom
A double shower cubicle with electric shower. Pedestal wash hand basin and WC. Part tiled walls and vinyl flooring. Electric towel rail. Extractor fan.

Communal Lounge
Large communal Lounge area hosting various social events detailed on the notice boards to include kitchen. Second smaller communal lounge located in the lower block. Two communal drying rooms.

Communal Garden

Parking
Residents and guest parking.

Lease
151 years remaining.

Service Charge
£836.45 quarterly to include 24 hour monitoring service and full time manager.

Ground Rent

Not applicable.