



24 Woodland Court, St. Albans, AL3 6NR

Guide price £295,000 Leasehold



## 24 Woodland Court

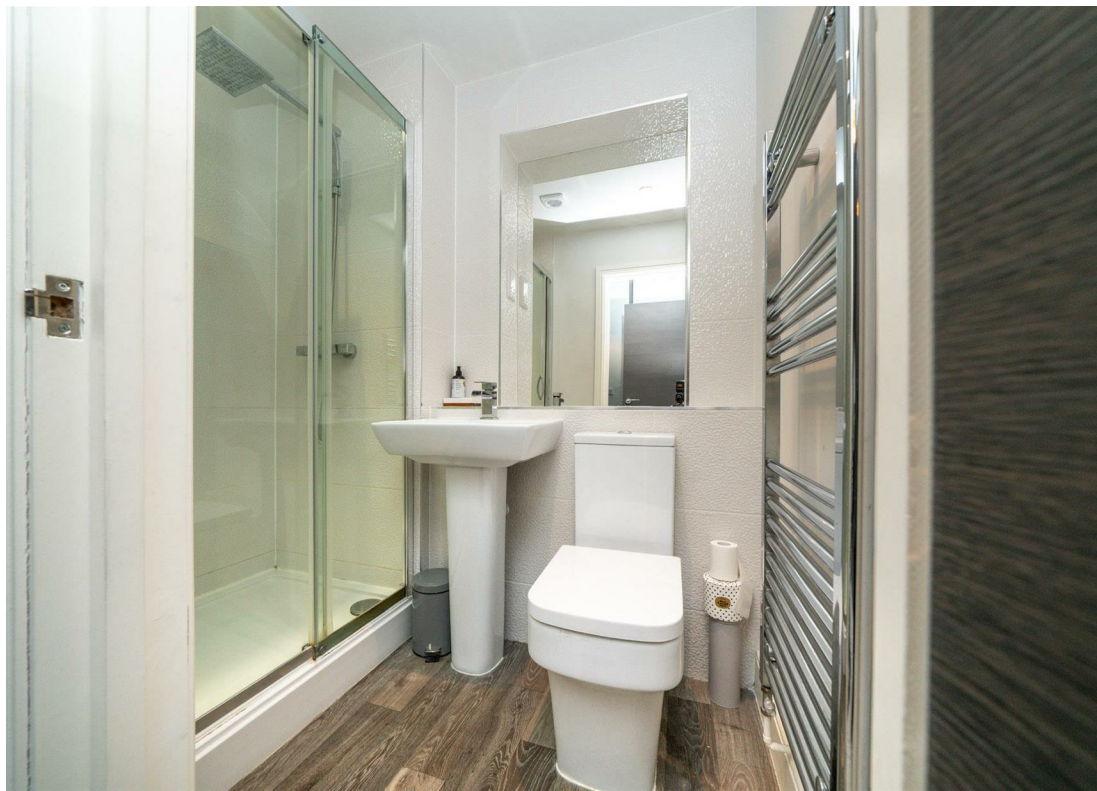
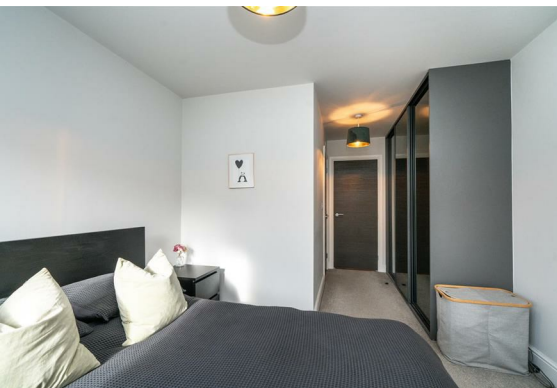
St. Albans, AL3 6NR

A bright, open-plan, two bedroom second floor apartment with allocated parking and situated on the north side of St Albans close to shops and lovely woodland walks.

The accommodation begins with a bright welcoming hallway with doors to rooms. There is a wonderful open plan living room with a lounge area with Juliette balcony doors overlooking Beech Bottom Dyke ancient woodland, a dining area and fitted modern kitchen. There is a master bedroom with fitted wardrobes and an en-suite shower room, a further double bedroom and a family bathroom with a contemporary white suite.

Woodland Court is located to the north of St Albans and near to local shops, bus routes and is well connected to the City Centre and mainline station to London St Pancras.





## ACCOMMODATION

### Hallway

### Living/Kitchen

21'1 x 10'10 (6.43m x 3.30m)

### Master Bedroom

17'1 x 10'2 (5.21m x 3.10m)

### En-suite

### Bedroom Two

17'1 x 8'5 (5.21m x 2.57m)

### Family Bathroom

## EXTERNAL

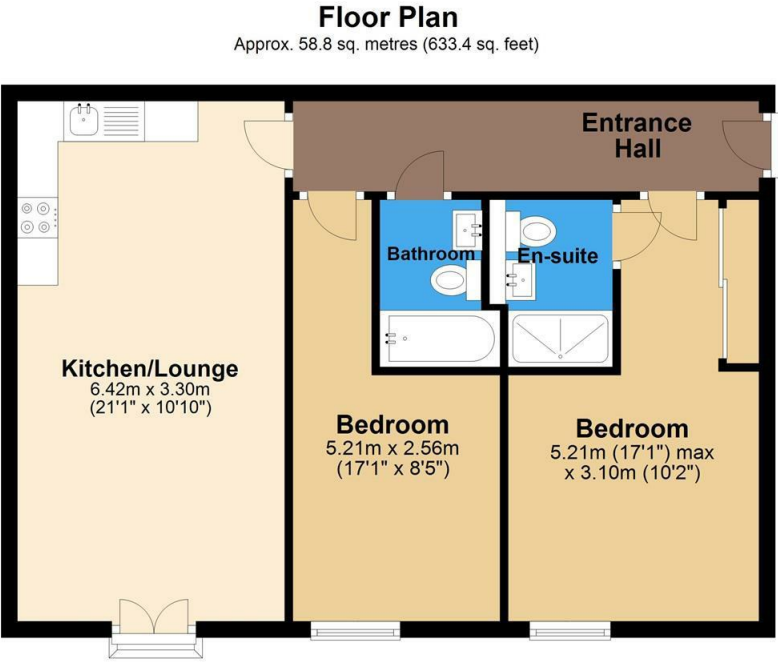
### Allocated Parking

Lease remaining - 116 years

Service Charge - £851pa

Ground Rent - £250pa

Floor Plan



Total area: approx. 58.8 sq. metres (633.4 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.

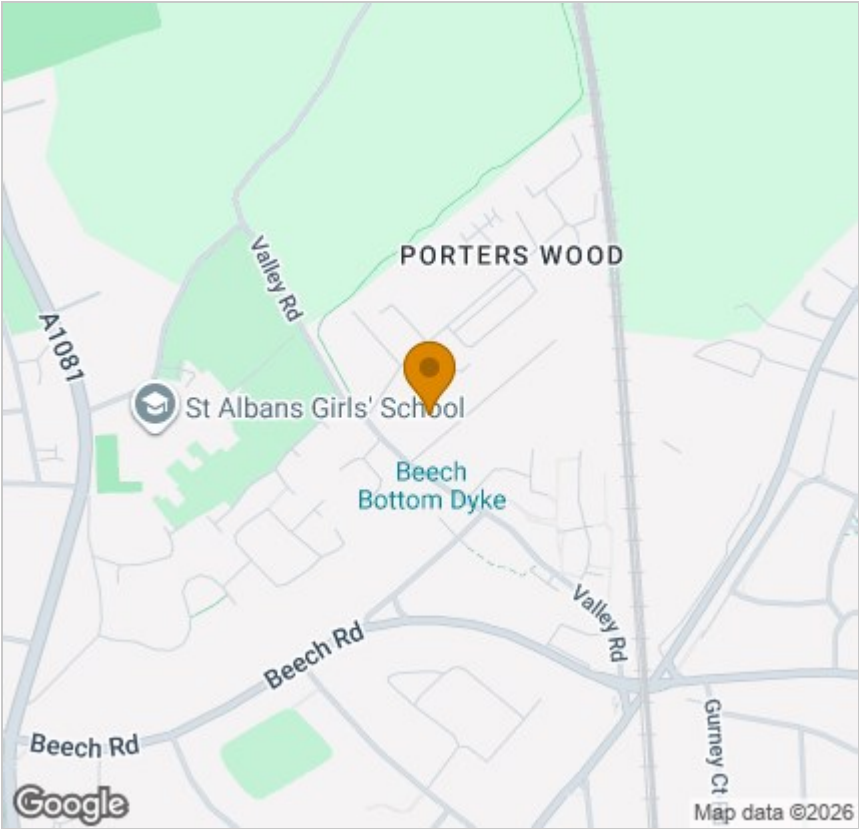
Viewing

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

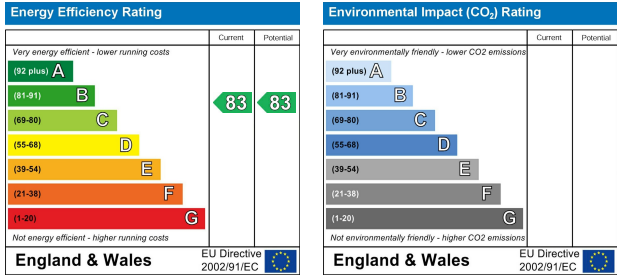
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Area Map



Energy Efficiency Graph



Paul Barker  
ESTATE AGENTS