



24 Woodland Court, St. Albans, AL3 6NR

Guide price £295,000 Leasehold



Paul Barker  
ESTATE AGENTS

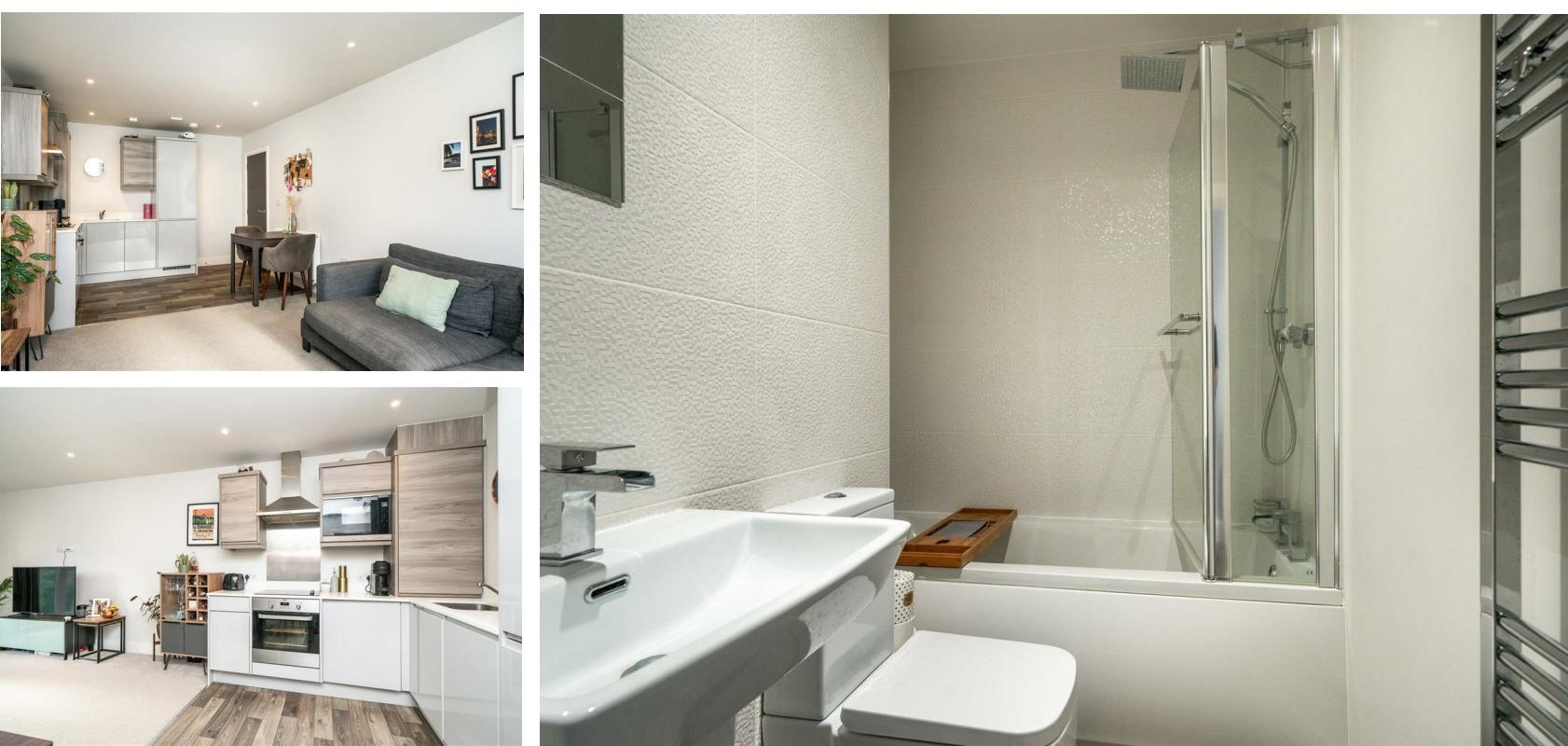
## 24 Woodland Court

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

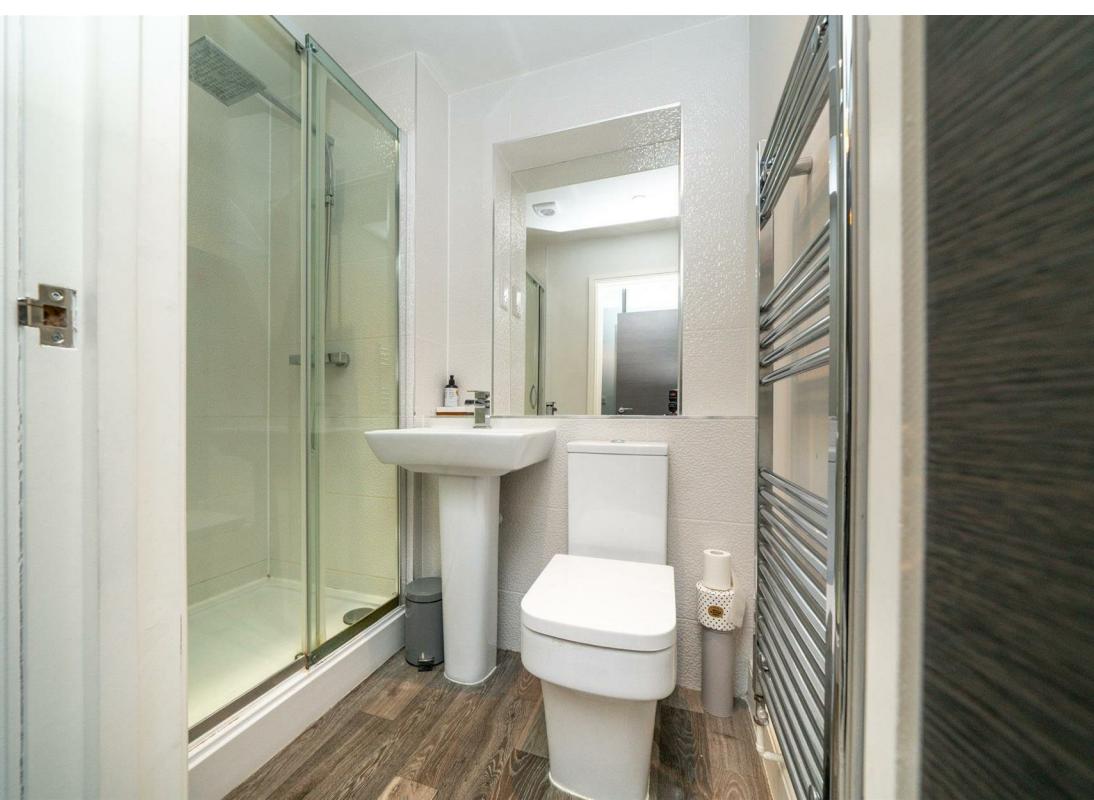
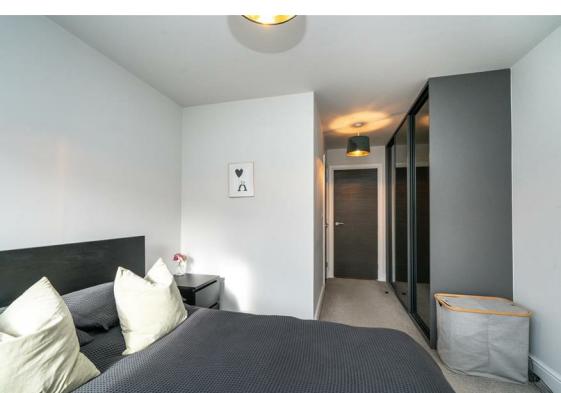
## EXTERNAL

### Allocated Parking

Lease remaining - 116 years

Service Charge - £851pa

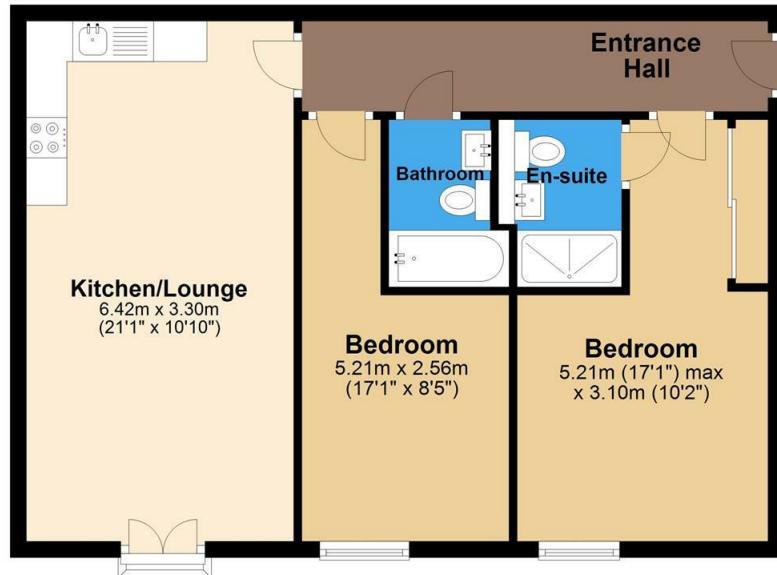
Ground Rent - £250pa



## Floor Plan

### Floor Plan

Approx. 58.8 sq. metres (633.4 sq. feet)

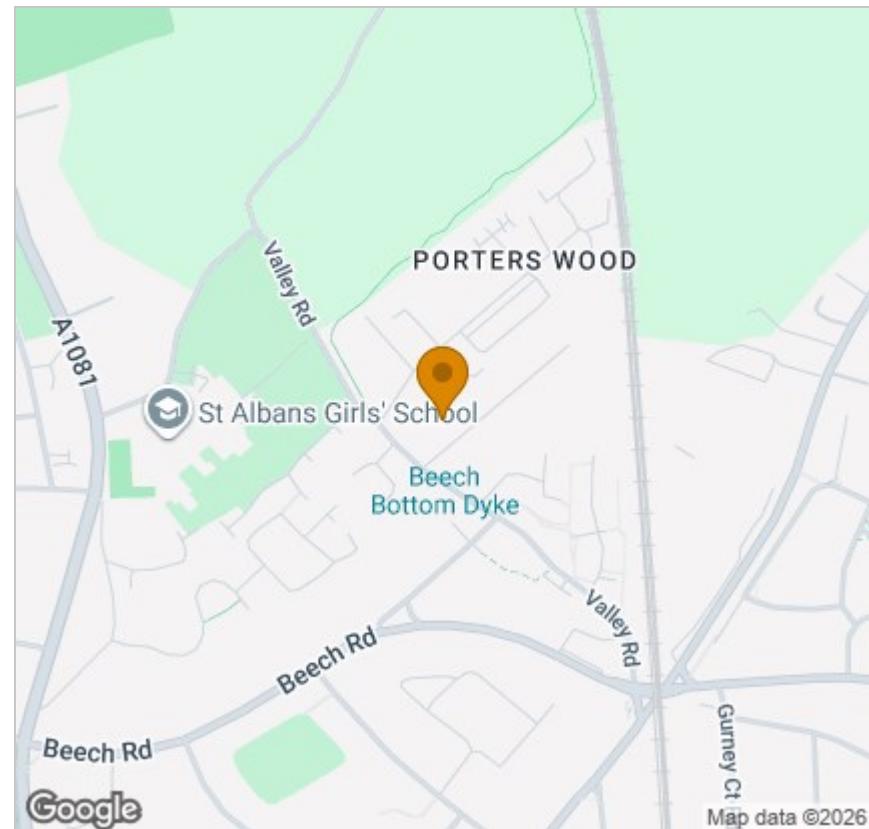


Total area: approx. 58.8 sq. metres (633.4 sq. feet)

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.

## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: [sales@paul-barker.co.uk](mailto:sales@paul-barker.co.uk) | [www.paul-barker.co.uk](http://www.paul-barker.co.uk)

**Paul Barker**  
ESTATE AGENTS

## Energy Efficiency Graph

