



SUSMANS
ESTATES

The Birches Azalea Close, St. Albans, AL2 1UH

Asking Price £495,000 Leasehold

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Located in the heart of Napsbury Park is this GATED, TWO DOUBLE BEDROOM, TWO BATHROOM, GROUND FLOOR apartment within this popular modern parkland development a short distance from Radlett, St. Albans, London Colney and Shenley.

The property offers stylish accommodation and HIGH CEILINGS THROUGHOUT together with doors opening onto a PRIVATE PATIO, with direct access on to LARGER COMMUNAL GARDENS. The property consists of a master bedroom with en suite shower room and dressing room. In addition there is a further double bedroom, family bathroom together with a spacious lounge and modern SEPERATE fitted kitchen. Other features include TWO ALLOCATED PRIVATE PARKING SPACES.

Tenure:

Lease 975 years remaining

Service Charge £5538.34 pa 2026/27

Ground Rent £250.00 pa 2026/27

Council Tax Band E

- Ground Floor Apartment
- Gated Development, set in enormous grounds and parkland
- Napsbury Park
- 2 Double Bedrooms
- 2 Bathrooms (1 En-Suite)
- Private patio & communal gardens
- 2 Private Parking spaces
- lease 975 years / Service Charge £5538 pa 2026/27 / Ground Rent £250.00 pa 2026/27
- Council Tax Band E





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Ground Floor

Total Area: 1184 ft² ... 110.0 m²

All measurements are approximate and for display purposes only

VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: office@susmansestates.com

Website: susmansestates.com

Radlett Estate Agents Limited trading as Susmans Estates.

*Registered Office: First Floor, Radius House, Watford,
Hertfordshire WD17 1HP.*

Registered in England & Wales No.5579487

Ref: 3205

IMPORTANT NOTICE

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Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any other intending purchaser.

EPC Rating C

299 Watling Street, Radlett, WD7 7LA

01923 859444

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