The Bramables | St. Albans | AL1 2DP

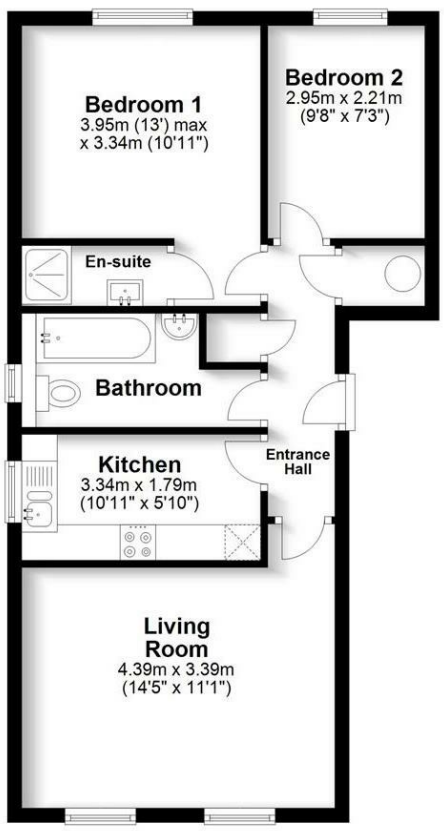
£310,000 Leasehold

Daniels Estate Agents



Ground Floor

Approx. 53.4 sq. metres (574.6 sq. feet)

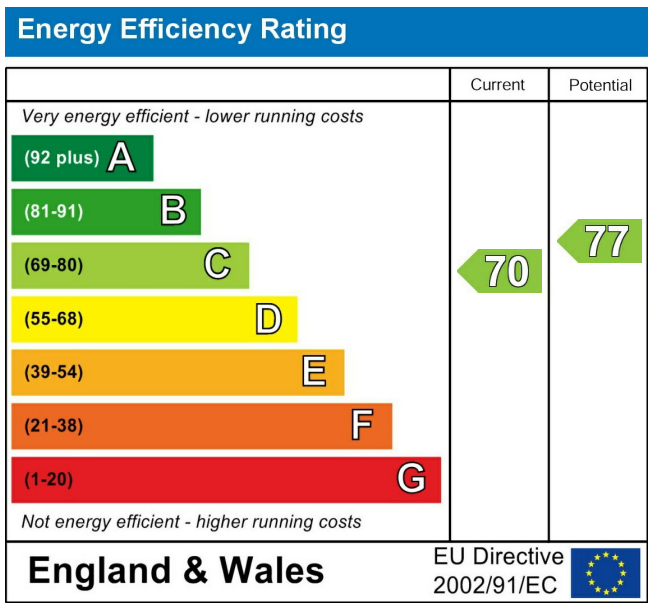


Total area: approx. 53.4 sq. metres (574.6 sq. feet)

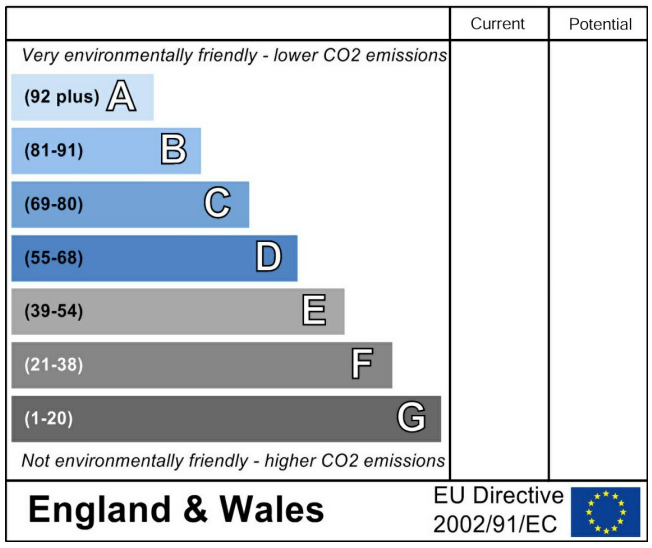
Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents

Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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Daniels Estate Agents







A two bedroom, two bathroom first floor apartment offered for sale chain free which is set in a sought after cul-de-sac location. The property is ideally situated just across the road from Verulamium Park and only a short walk from the City centre and both stations.

This bright and spacious apartment provides well planned accommodation which has just been re-carpeted and there are two well proportioned bedrooms with an en-suite to the master and a second bathroom.

Communal Entrance Hallway
Stairs to first floor.

Entrance Hallway
Entryphone handset. Cupboard housing lagged hot water cylinder. Further storage cupboard. Storage heater. Doors to all rooms.

Living Room
Double glazed windows to side. Storage heater.

Kitchen
Double glazed window to front. Fitted with a range of wall and base mounted units with worksurfaces over. Inset one and a half bowl sink unit. Tiled to splashbacks. Washing machine. Upright fridge freezer. Electric heater.

Bedroom One
Double glazed window to rear. Panel heater.

En-suite Shower Room
Electric shower and tiled shower cubicle with glazed door. Electric wall heater. Extractor fan.

Bedroom Two
Double glazed window to rear. Panel heater.

Bathroom
Double glazed frosted window to front. Paneled bath with mixer taps and telephone style shower attachment. Pedestal wash hand basin. Low level WC. Part tiling. Electric heater. LVT flooring.

Exterior
Allocated parking space and further visitors spaces. Individual bin storage areas.

Lease
Expiring in 2178 so 152 years remaining.

Ground Rent
Not applicable

Maintenance
Approximately £2,200 per annum to include insurance with an additional further payment of £1,000 per annum to the reserve fund.





