



Ashbury Court, Beresford Road, St Albans,
AL1 5FW

Price £163,800



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SHARED OWNERSHIP - 52% SHARE WITH A PURCHASE PRICE OF £163,800

Forming part of a purpose built development is this impressive two bedroom ground floor apartment. This property enjoys a good size open plan kitchen/living room/ dining room with double doors opening out onto a patio area, wet room and an allocated parking bay.

Ashbury Court is located on Beresford Road to the East side of the City and provides excellent access to the motorway link roads. The main city centre with its wide variety of shopping and leisure facilities is only a short drive away.



ACCOMMODATION

Entrance Hall

Panelled door leading through from communal hallway. White panelled doors, wood laminate flooring, entry phone, storage cupboard.

Kitchen/Living Room 19'10 x 12'11 (6.05m x 3.94m)

Double glazed double doors to rear, double glazed picture windows to rear, further double glazed window to rear. A range of base and wall mounted units with work surfaces over, inset stainless steel sink with mixer tap, oven with gas hob and cooker hood over, central heating boiler, plumbing for washing machine and dishwasher, space for fridge, partly tiled wall, two radiators, recessed spotlights.

Bedroom One 12'6 x 8'11 (3.81m x 2.72m)

Double glazed window to the front, radiator under, wood laminate flooring.

Bedroom Two 12'7 x 6'8 (3.84m x 2.03m)

Double glazed window to front, radiator under, wood laminate flooring.

Wet Room

Double glazed frosted window to the side, low level wc, pedestal wash hand basin. The shower area has partly tiled walls and a chrome heated towel rail.

EXTERIOR

A private patio area to the rear that forms part of the communal gardens. There is allocated parking to the front of the property and a bin store to the side.

Viewing Information

BY APPOINTMENT ONLY WITH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.



Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Energy Performance Certificate

Flat 1 Ashbury Court, 2, Boreford Road, ST. ALBANS, AL1 5PW
 Dwelling type: Conversion flat Reference number: 81167029448920074036
 Date of assessment: 23 November 2016 Type of assessment: RISE/EP: existing dwelling
 Date of certificate: 24 November 2016 Total floor area: 48 sq ft

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient.
- Find out how you can save energy and money by installing improvement measures.

Estimated energy costs of dwelling for 3 years £1,104

Over 3 years you could save £ 51

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 114 over 3 years	You could save £ 51 over 3 years
Heating	£ 638 over 3 years	£ 551 over 3 years	
Hot Water	£ 256 over 3 years	£ 208 over 3 years	
Total	£ 1,104	£ 893	

These figures show how much the average household would spend on this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by energy generators.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 2.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

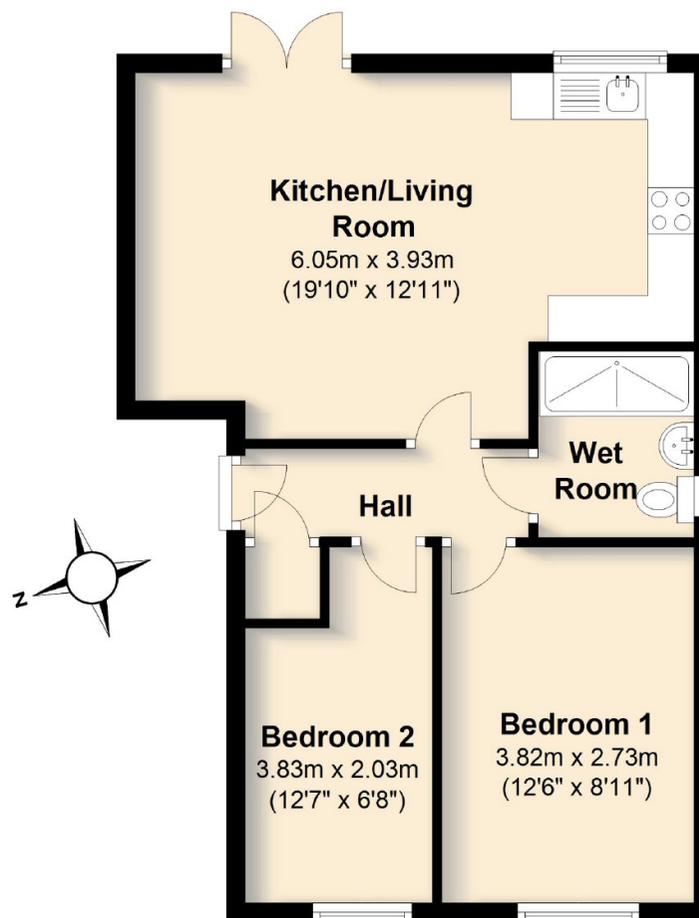
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal?
1. Low energy lighting for all fixed outlets	£00	£ 64	

HM Government Energy Rating Agency Ltd. For more information on energy efficiency ratings and how you can improve your energy efficiency, visit www.gov.uk/energy-ratings or call 0800 123 1234 (standard landline rates). The Green Deal may make you eligible for a home energy grant. October 2016.

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Ground Floor

Approx. 47.4 sq. metres (510.6 sq. feet)



Total area: approx. 47.4 sq. metres (510.6 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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