



IDEAL 'FIRST TIME' PURCHASE OR 'BUY TO LET' INVESTMENT

A well presented ONE BEDROOM FIRST FLOOR FLAT, which forms part of this converted character house, located within a residential road that is less than a mile from St Albans City mainline Station, providing direct access to Londons St Pancras Station and is close to the amenities on the Hatfield Road. The property would make an ideal 'First Time' purchase or 'Buy to Let' investment.

The property is being offered with a share of the Freehold, no upper chain and features include: replacement double glazed windows, electric heating, Reception / Kitchen with range of fitted units and breakfast bar, bedroom, shower room, communal garden and allocated parking space.

Viewings are strictly by appointment only and are through the vendors sole agent, Putterills of St Albans.

Communal Entrance Hall

Carpeted flooring and stairs leading upto:

Stairs to Communal First Floor

Carpeted flooring. Front door leading to:

Entrance Hall

Wood effect laminate flooring. Wall mounted entryphone. Door to Bedroom. Opening onto:

Reception Room / Kitchen 11'9 x 9'2

Replacement double glazed windows to side. Range of fitted wall and floor units to one wall with worktop surfaces, matching breakfast bar and tiled splashback. Stainless steel single drainer sink unit with mixer tap. Ceramic hob with oven below and cooker hood above. Space for fridge

and plumbing for washing machine.

Wood effect laminate flooring. Recess with fitted shelving. Wall mounted Dimplex electric heater.

Bedroom 9'7 x 9'4 plus recess (2.92m

Wood effect laminate flooring. Replacement double glazed window to rear. Wall mounted Dimplex electric heater.

Shower Room

White suite comprising shower cubicle with Aquatronic 2 shower unit. Vanity wash hand basin with mixer tap, pop up waste and tiled splashback. Low level WC. Obscure replacement double glazed window to side. Dimplex wall mounted electric heater.

Exterior

Communal Garden

Well kept communal grounds.

Parking

Allocated parking space, located to rear.

Tenure

Share of Freehold with a 125 year Lease from 7th March, 2008.

Service Charge

£600 per annum for 2020 (inclusive of Buildings Insurance)

Local Authority

St Albans City & District Council. Council Tax Band B.

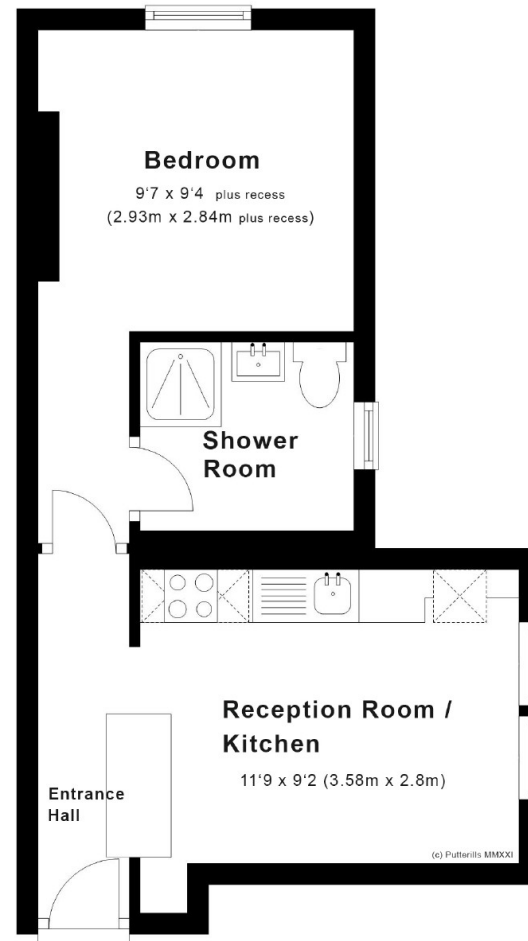
Energy Efficiency Rating

Band; G.





First Floor



Total Area: approx. 300 sq ft (27.9 sq m)

(c) Putterills MMXXI

N.B. These plans are not to scale and are only intended as a guide.

