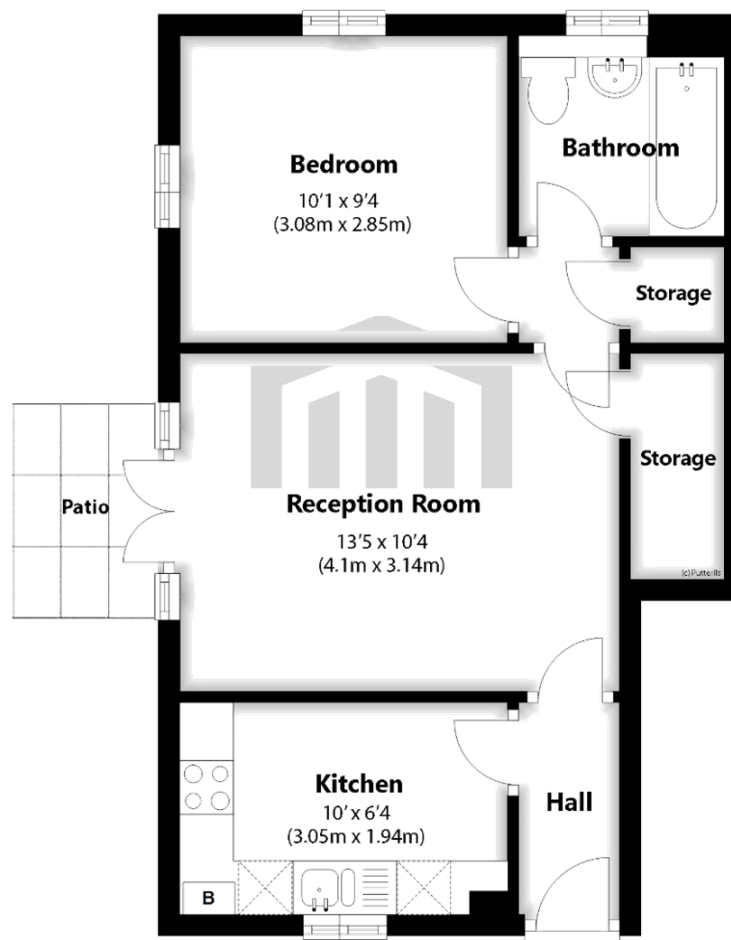




Ground Floor



Total Area: approx. 413.5 sq ft (38.4 sq m)

(c) Putterills MMXXI

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

A well presented **ONE DOUBLE BEDROOM GROUND FLOOR MAISONETTE** with South West facing patio, which forms part of a wing to the rear of this modern development that was constructed in 1990 on Station Road, close to the local amenities at Batford and is only one mile from Harpenden's mainline station, (which provides direct access to London's St Pancras Station) and Town Centre.

This property is well presented and is being offered with a 968 year lease and would make an ideal 'First Time' purchase or 'Buy to Let' investment.

Internal viewing is strongly recommended and strictly by appointment through Putterills of Hertfordshire on: 01727 225858.

Features include:

** Gas fired heating to radiators * Reception Room with doors leading to South West Patio * Modern fitted kitchen with integrated appliances * Double aspect Bedroom * Modern Bathroom suite * 968 year Lease * Allocated parking space **



The Accommodation

Front Porch

Front door leading to:

Entrance Hall

Obscure glazed door leading to Reception Room and further door leading to the Kitchen. Radiator.

Reception Room

13'5 x 10'4 (4.1m x 3.14m)

Glazed casement doors with matching wing windows leading onto a South West facing patio and small communal garden. Coved cornices. Television aerial, cable and telephone points. Radiator. Built-in storage cupboard with courtesy light. Door to Inner Hallway.

Kitchen

10' x 6'4 (3.05m x 1.94m)

Modern range of fitted wall and floor units with worktop surfaces, tiled splashback and concealed LED plinth and cabinet uplighting. Stainless steel single drainer sink unit with mixer tap. Ceramic hob with oven below and cooker hood above. Integrated under counter fridge/freezer and washing machine. Windows to front. Wall mounted Worcester gas fired combination boiler. Tiled floor. Radiator.

Inner Hallway

Built-in shelved storage cupboard. Doors to: Bedroom and Bathroom.

Bedroom 1

10'1 x 9'4 (3.08m x 2.85m)

Double aspect room with windows to rear and side. Coved cornices. Provision for floor mounted air conditioning unit (*available by separate negotiation*). Radiator.

Bathroom

Modern white suite comprising panelled bath with mixer tap, Grohe height adjustable shower above, shower screen and curtain. Pedestal wash hand basin with waterfall mixer tap and pop up waste. Low level WC. Tiled walls and flooring. Obscure glazed windows to rear. Chrome heated towel rail. Extractor fan.

Exterior

Communal Grounds

Well kept communal grounds.

Parking

Allocated parking space and visitors permit parking.

Tenure

Leasehold - 999 years from 25th March, 1990 with a Peppercorn Ground Rent.

Service Charge

£900.00 per annum for 2021-2022.

Energy Performance Certificate

Band: C

Council Tax

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







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All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist the smooth progression of the sale.