



Albeny Gate, Belmont Hill, St. Albans, AL1 1BH

£250,000

Leasehold

Frost's

Situated within a highly popular over 55's development and within walking distance of the city centre and Verulamium Park, is this well presented two bedroom first floor maisonette.

The property is accessed via its own entrance and has stairs leading to the first floor which then includes a large living room with attractive views, separate kitchen, two bedrooms of which one benefits from fitted wardrobes and there is also a separate bathroom with shower.

Externally the property is complemented by attractive communal grounds and is located within easy access of the Abbey Flyer station, nearby shops/amenities, the city centre, useful bus routes, Westminster Lodge leisure centre and the mainline station as well.

Energy Rating Awaited
Council Tax Band D
Leasehold

- Two bedrooms
- First floor maisonette
- Large living room
- Residential and Visitor Parking
- Chain Free
- Separate kitchen
- Bathroom with shower
- Attractive communal grounds

Lease Details

Lease Length: Approx 90 Years Remaining

Service & Maintenance Charge: Approx. £246.01 PCM
(Ground rent included)

Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.

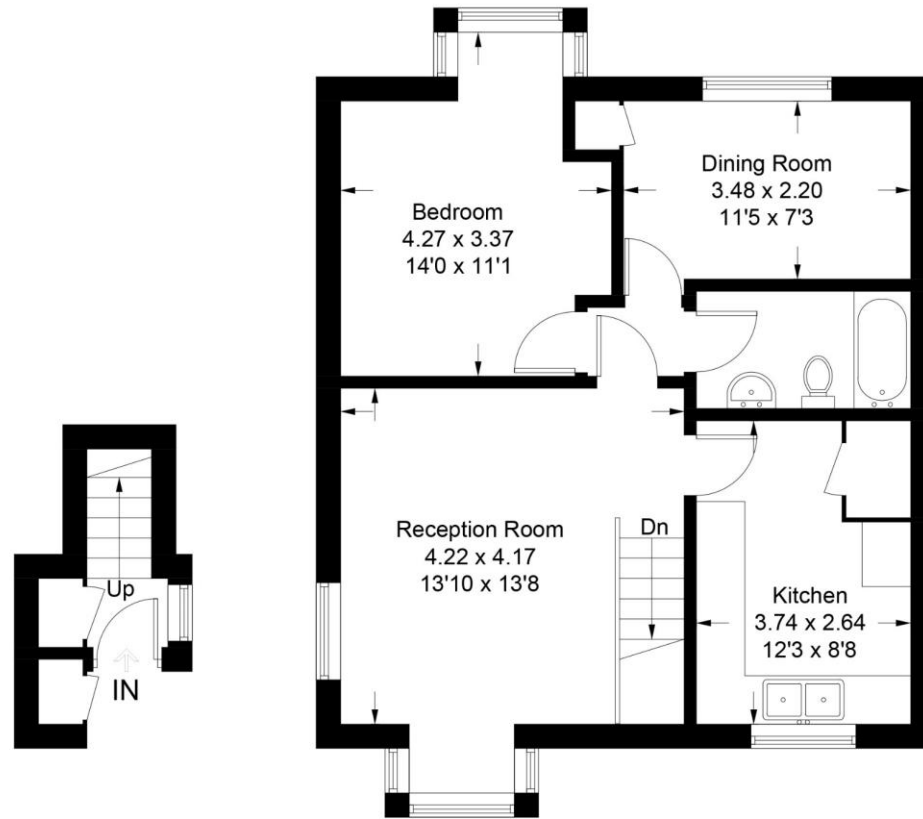




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over 55's development and
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city centre*

ALBENY GATE

Approximate Gross Internal Area = 59.3 sq m / 638 sq ft



Ground Floor First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID970850)

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These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Frost's Estate Agents.

To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £36 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

