



Charrington Place, St. Albans, Hertfordshire, AL1 3FL

Guide Price £385,000

Leasehold

**Frost's**

Situated within one of St Albans' most popular developments, this beautifully presented and spacious two double bedroom apartment provides excellent access to the mainline train station and is just a short walk from the city centre.

The property is accessed via a communal entrance and comprises an entrance hall, large open plan living/dining room which leads into the kitchen, two double bedrooms and a family bathroom. The property is further benefitted by allocated off street parking and attractive communal grounds.

Energy Rating C

Council Tax Band C

Leasehold

- Two Bedrooms
- Large Living/Dining Room
- Kitchen
- Bathroom
- Allocated Parking
- Communal Grounds

### Lease Details

Lease Length: 85 years remaining

Service Charge & Buildings Insurance: £159.44 P/M

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.

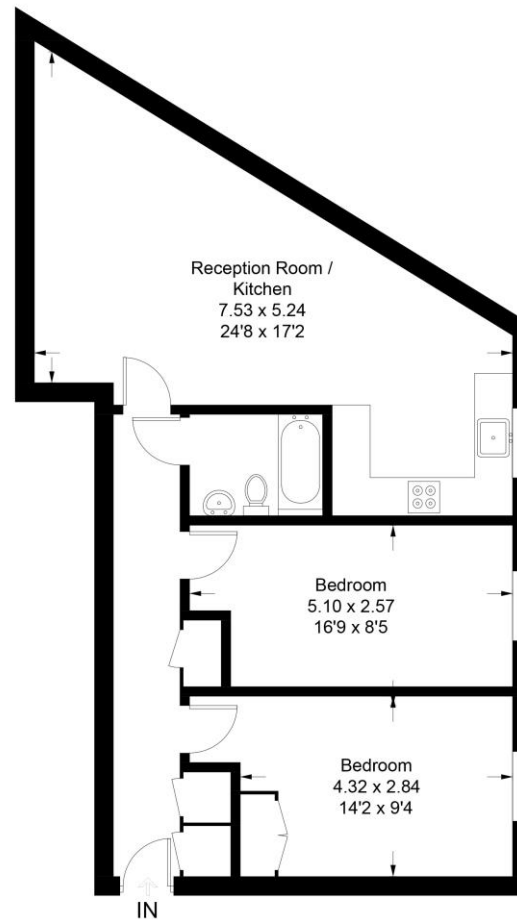




*Surrounded by attractive communal grounds.*

## Davy House

Approximate Gross Internal Area = 72.5 sq m / 780 sq ft



### Second 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. (ID985232)

St Albans Office 01727 861166

stalbans@frosts.co.uk

4 Chequer Street, St. Albans, AL1 3XZ

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.

