



Avenue Road, St. Albans, Hertfordshire, AL1 3QS

Guide Price £275,000

Leasehold

**Frost's**

\*\*\*\* Cash Buyers Only \*\*\*\* Chain Free \*\*\*\*

A spacious two double bedroom ground floor apartment situated within a popular block with a south-facing balcony and a garage, providing ease of access to the city centre and the mainline railway station linking St. Albans to London St Pancras.

The apartment is bright and airy throughout, and benefits from an entrance hall with excellent storage, two double bedrooms, sitting room with south facing balcony, kitchen and family bathroom.

Outside, there are well maintained communal grounds, residents parking and a garage.

Agents Note:

Please be aware that this apartment has a 49-year lease so is only being offered to cash buyers.

Energy Rating C

Council Tax Band D

Leasehold

- Two Double Bedrooms
- No Upper Chain
- Ground Floor Apartment
- South-Facing Balcony
- Garage
- Entrance Hall with Storage
- Sitting Room and Kitchen
- Family Bathroom
- Well Maintained Communal Garden
- Residents Parking

### Lease Details

Lease Length: 99 years from 25 December 1972

Service & Maintenance Charge: Approx. £1100 pa payable twice yearly

Ground Rent: Approx. £30 payable £15 twice yearly

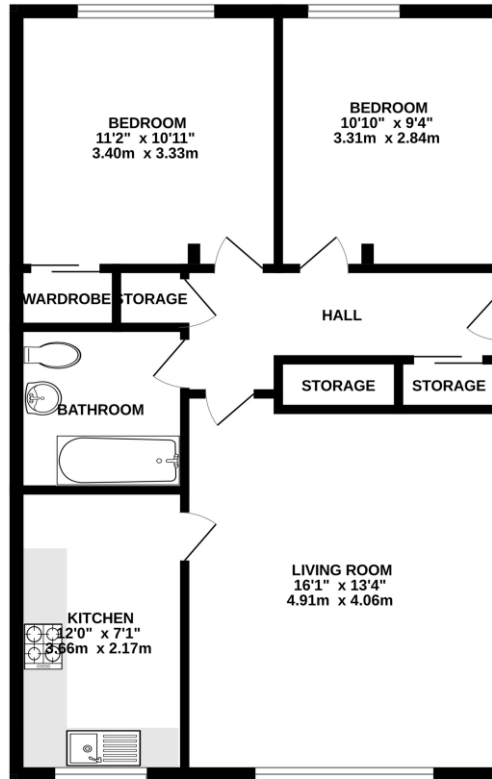
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





*A spacious two double bedroom ground floor apartment situated within a popular block with a south-facing balcony*

GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

