



Meyrick Court, 260 Hatfield Road, St. Albans, AL1 4UN

Offers Over £250,000

Leasehold

Frost's



An impressive top floor, one bedroom apartment located within the sought after Fleetville area.

The stylish property offers a wealth of light throughout the large open plan L-shaped lounge/kitchen thanks to numerous Velux windows and is further benefited by a generously sized double bedroom with walk in wardrobe, large storage cupboard and a separate bathroom suite. The property has been recently refreshed and redecorated by the current owner.

Externally the apartment offers private allocated parking with additional visitors spaces, communal gardens and is situated just a short walk to the mainline station and local amenities.

Energy Rating C

Council Tax Band C

Leasehold

- One Bedroom
- Open Plan Reception/Kitchen
- Bathroom
- Storage
- Allocated Parking
- Communal Gardens



## Lease Details

Lease Length: Approx. 110 Years Remaining

Service & Maintenance Charge: Approx. £1,890 P/A

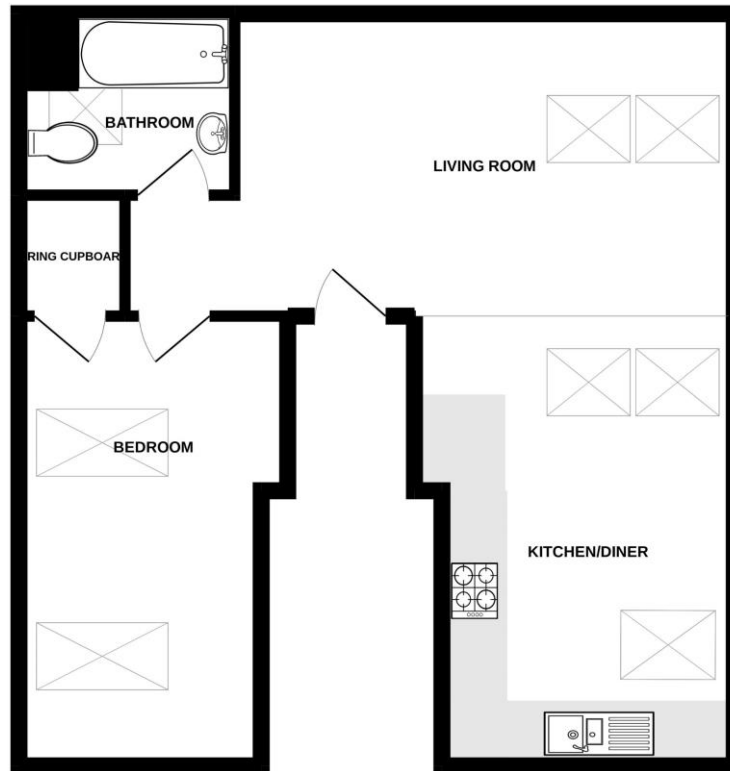
Ground Rent: *Contact the office for more details.*

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.



*Well presented throughout.*

570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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St Albans Office 01727 861166

stalbans@frosts.co.uk

4 Chequer Street, St. Albans, AL1 3XZ

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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.

