



Belmont Hill, St. Albans, Hertfordshire, AL1 1BH

Guide Price £265,000

Leasehold

Frost's

Offered for sale with no upper chain is this spacious and well-presented two bedroom ground floor retirement maisonette situated within a sought after development in the heart of the vibrant city centre.

The property is exclusively for the over 55's and benefits from beautifully maintained communal grounds and an on-site manager. The accommodation comprises an entrance porch with storage cupboard, living/dining room, modern kitchen, two bedrooms with built in wardrobes to the main bedroom and a good size shower room. Outside, there is a large storage cupboard, well-maintained communal grounds and ample residents parking.

Albany Gate is ideally located on the south side of St Albans city centre just a short walk from the extensive shopping facilities and the historic Abbey.

Energy Rating D
Council Tax Band D
Leasehold

- Two Bedrooms
- Good Sized Shower Room
- Entrance Porch with Storage
- Living/Dining Room
- Modern Kitchen
- Large storage cupboard outside
- Well Maintained Communal Gardens
- Ample Parking

Lease Details

Lease Length: 89 Years

Service & Maintenance Charge: £246.01 Monthly

Ground Rent: N/A

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





A short walk to the extensive shopping facilities and the historic Abbey

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 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 £60 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

