



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.

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









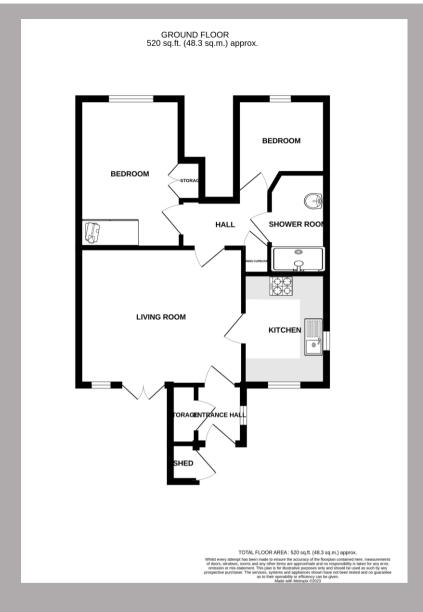








A short walk to the extensive shopping facilities and the historic Abbey



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