



Wright Close, Wheathampstead, AL4 8TJ

Guide Price £250,000 Leasehold

Frost's

A beautifully modernised and spacious top floor apartment in a convenient cul-de-sac within walking distance of the village High Street and both village schools.

The property would be perfect for a first time or investment purchase and comprises of a communal entrance with security entry phone, a sizable hallway leads to an impressive living / dining room, recently re-fitted kitchen, two double bedrooms and a brand new family bathroom. The property further benefits from a brand new boiler and gas central heating system.

Wheathampstead is a popular Hertfordshire village located just north of St Albans and offers a variety of shops, a chemist, several pubs and restaurants, as well as a village church, doctors' surgery and library. The more comprehensive shopping and leisure facilities including mainline railway station of both Harpenden and St Albans are just a short distance away.

Energy Rating D
Council Tax Band C
Tenure - Leasehold

- Two Double Bedrooms
- Spacious Top Floor Apartment
- Communal Entrance with Security Entry Phone
- Sizeable Hallway
- Impressive Living/Dining Room
- Modern Kitchen
- Modern Family Bathroom

Lease Details

Lease Length: 125 years from 10 September 2001

Service & Maintenance Charge: Approx. £59.50 per month

Ground Rent: Approx. £10 per year

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.

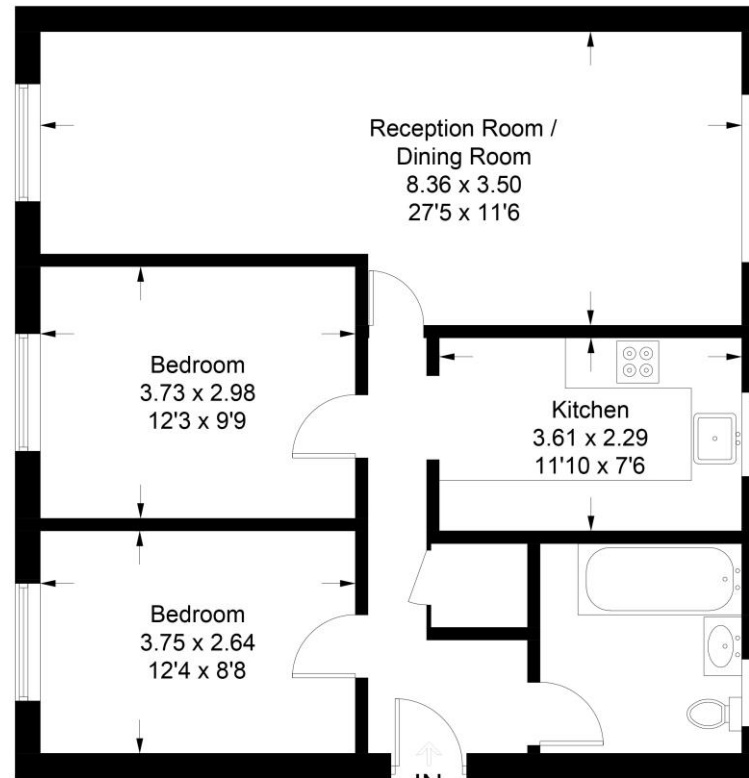




A beautifully modernised and spacious top floor apartment. The property would look to achieve an approximate rental income of £1150 per month.

Wright Close

Approximate Gross Internal Area = 71.9 sq m / 774 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. (ID997652)

Wheathampstead 01582 833444 wheathampstead@frosts.co.uk

4 High Street, Wheathampstead, AL4 8AA

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.

