



High Street, Redbourn, St. Albans, AL3 7LN

Guide Price £190,000

Leasehold

Frost's

Offered for sale with no onward chain is this well presented one bedroom apartment which is part of the New Forge Place development specifically designed for the over 55's.

This property benefits from a private entrance and stairs/stair lift to the first floor accommodation which comprises a large living room with additional space for dining, a separate brand new fitted kitchen, large double bedroom and a shower room which is fitted with a walk-in shower and newly fitted hand basin with vanity unit and a WC. New flooring has also been laid in the kitchen and bathroom.

The development itself enjoys a pleasant community feeling and regular 'optional' activities organised by the resident scheme manager and use of the delightful shared gardens. There is also the use of a communal lounge, laundry room and residents car park. Solely for the over 55s, this apartment forms part of a modern development located on the Redbourn High Street with its variety of local shops and restaurants. Regular buses provide easy access to Harpenden and St Albans.

Energy Rating Awaited
Council Tax Band C
Leasehold

- One Double Bedroom
- Designed for the Over 55s
- Private Entrance
- Large Living Room
- Brand New Fitted Kitchen
- Shower Room
- Delightful Shared Gardens
- Communal Lounge and Laundry Room
- Residents Car Park

Lease Details

Lease Length: 125 years from 1 September 1988

Service & Maintenance Charge: Approx. £262 per annum payable 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 original lease.

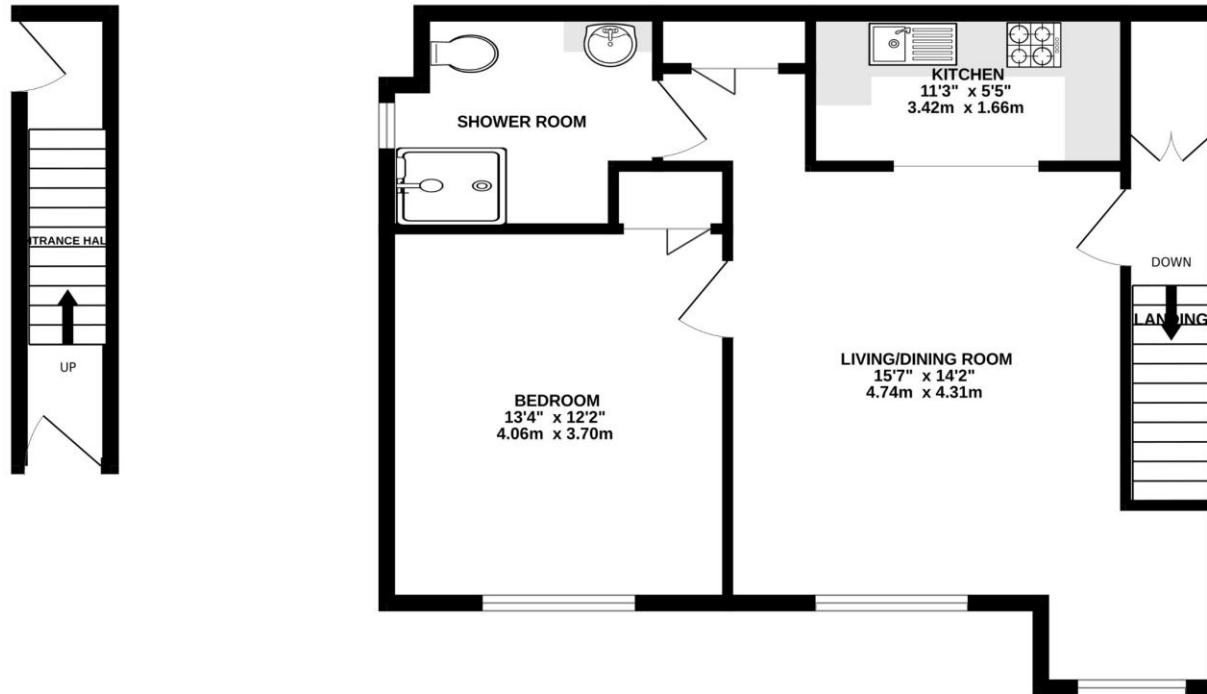




*A well presented apartment
which is part of the New Forge
Place development.*

GROUND FLOOR
52 sq.ft. (4.9 sq.m.) approx.

1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 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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Harpenden

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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.

