



Four Limes, Wheathampstead, St. Albans, AL4 8JN

£175,000

Leasehold

Frost's

A well-kept two-bedroom first floor retirement apartment, which is situated in this popular development for the over 55's close to Wheathampstead High Street.

The property is accessed via a secure communal door and provides accommodation to include an entrance hall, living/dining room, fitted kitchen, two bedrooms, and a shower room. Residents of Four Limes benefit from a 24-hour emergency intercom system and the beautifully maintained communal grounds incorporate a communal laundry room, and ample resident and visitor parking. The property has the added benefit of being sold with no upper chain.

Wheathampstead is a popular Hertfordshire village located in-between Harpenden and St Albans, and provides a variety of shops, public houses, and restaurants, as well as village church, library, doctors' surgery, and chemist.

Energy Rating C
Council Tax Band C
Leasehold

- Two Bedrooms
- Top Floor Retirement Apartment
- Popular Development for Over 55s
- Secure Communal Door
- Living/Dining Room
- Fitted Kitchen and Shower Room
- 24 hour Emergency Intercom System
- Beautifully Maintained Communal Grounds
- Communal Laundry Room
- Residents and Visitors Parking
- No Upper Chain

Lease Details

Lease Length: 99 years from Will be renewed to 99 years on purchase

Service & Maintenance Charge: Approx. £255.56 per month

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.

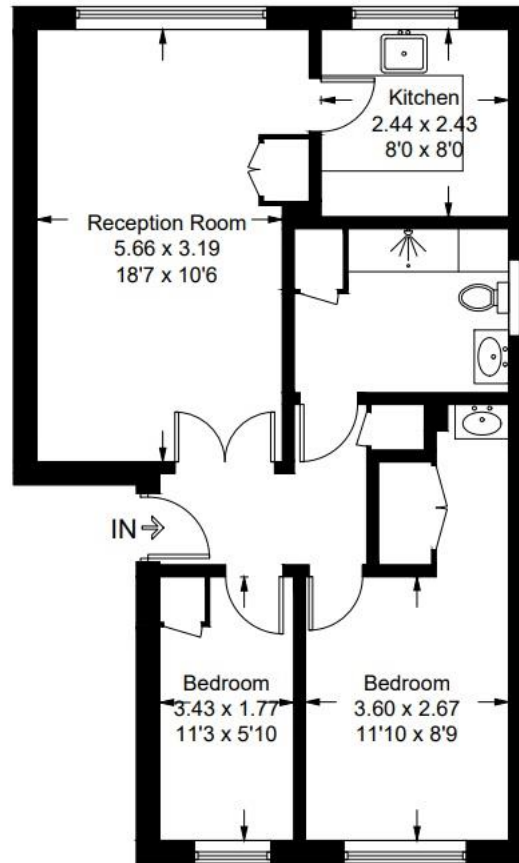




A well-kept two-bedroom first floor retirement apartment, which is situated in this popular development

Four Limes

Approximate Gross Internal Area = 57.4 sq m / 618 sq ft



First 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. (ID998037)

Wheathampstead Office 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.

