



Hedley Road, St. Albans, Hertfordshire, AL1 5GG

Offers Over £300,000

Leasehold

**Frost's**

Located in a modern development that provides excellent access to the local amenities and ever popular mainline train station, with direct access to central London, this stunning ground floor one bedroom apartment provides well-proportioned living space combined with a stylish, contemporary décor.

The property comprises of an entrance hall with secure entry phone system which leads to a sizeable open plan living space incorporating a fitted kitchen with integral appliances with a patio door leading to a private courtyard. There is also a sizeable double bedroom and a modern fitted bathroom with tiled flooring and heated towel rail.

The development provides secure, gated, allocated parking and the location makes this an ideal purchase for first time buyers, investors and commuters alike.

Council Tax Band B  
Energy Rating C  
Leasehold

- One Bedroom
- Open Plan Kitchen/Reception Room
- Bathroom
- Hallway Storage
- Balcony

### Lease Details

Lease Length: Approx. 994 years remaining

Service & Maintenance Charge: £900 P/A

Ground Rent: £300 P/A

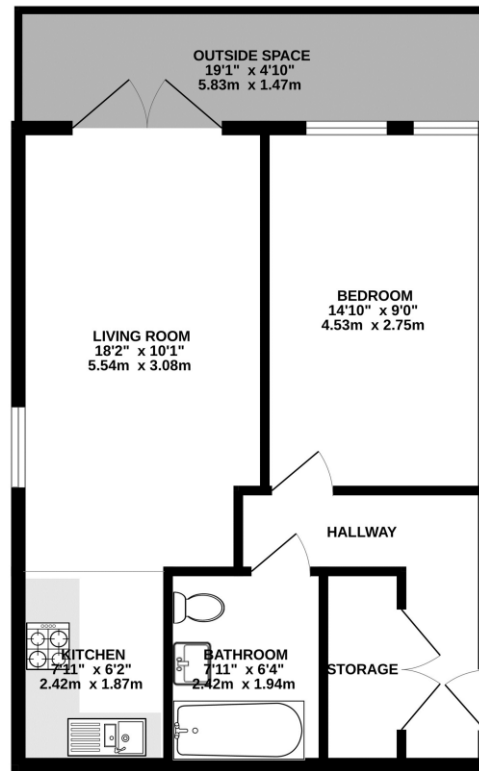
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





*This stunning apartment provides well proportioned living space combined with a stylish, contemporary décor.*

GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 499 sq.ft. (46.3 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.

