



Vesta Avenue, St. Albans, Hertfordshire, AL1 2PP

£280,000

Leasehold

Frost's



A popular and well-presented two double bedroom ground floor apartment situated to the south side of St Albans.

The property boasts an entrance hall, large living room with patio doors leading onto the communal garden, spacious kitchen/dining room, two double bedrooms and main bathroom.

Externally the property is complemented by attractive communal gardens and residents parking.

Praetorian Court provides great access to major motorway networks, is just a short walk to St Albans city centre and Abbey Flyer station and is also nearby to an abundance of amenities and shops.

Energy Rating C

Council Tax Band C

Leasehold

- Two Double Bedrooms
- Main Bathroom
- Ground Floor Maisonette
- Large Living Room
- Direct Access to Communal Garden
- Residential Parking
- Approx. Rental Figure: £1,250 PCM

### Lease Details

Lease Length: Approx. 175 Years Remaining

Service & Maintenance Charge: £102 P/M

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.







*Praetorian Court provides great access to major motorway networks, is just a short walk to St Albans City Centre*

## Praetorian Court

Approximate Gross Internal Area = 61.0 sq m / 657 sq ft



### Ground 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. (ID1037794)

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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.

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