



The Larches, Milford Close, St. Albans, AL4 9JZ

£315,000

Leasehold

Frost's

This ground floor two bedroom flat is situated in a sought after development in Jersey Farm. The property comprises a good sized lounge/dining room kitchen, bathroom. Further benefits include double glazing, electric heating, security entry telephone system and an allocated parking space.

Jersey Farm is located to the North East side of St Albans and benefits from its own parade of shops including a Tesco Metro, doctor and dentist surgeries and a public house. The more comprehensive shopping and leisure facilities of the city centre and the mainline railway station remain only a short car or bus ride away.

Energy Rating D

Council Tax Band C

Leasehold

- Two Bedrooms
- Kitchen
- Bathroom
- Good Sized Lounge/Dining Room
- Security Entry Telephone System
- Allocated Parking Space

Lease Details

Lease Length: 125 years from 1 July 1988

Service & Maintenance Charge: Approx. £1496 per year

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.





This ground floor two bedroom flat is situated in a sought after development in Jersey Farm with an approximate rental income of £1,295 per month

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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.

