



Carlisle Avenue, St. Albans, Hertfordshire, AL3 5LD

Offers Over £300,000

Leasehold

Frost's

A beautifully presented one bedroom first floor Victorian conversion apartment located on one of St Albans' most premier roads.

The property consists internally of an entrance hall with storage, stunning kitchen/living room complete with modern kitchen with integrated appliances and the characterful bay window providing a wealth of light. There is also a modern re fitted bathroom, and the double bedroom which has been newly insulated and has built in storage. Externally there is the added benefit of allocated parking as well as a communal garden space.

Carlisle Avenue is ideally positioned just 0.4 miles to the city centre and 0.9 miles to the mainline station making it perfectly located any buyer's needs.

Energy Rating F
Council Tax Band C
Leasehold

- One Bedroom
- First Floor Apartment
- Modern Re Fitted Bathroom and Kitchen
- Characterful Bay Window
- Allocated Parking
- Communal Garden Space.



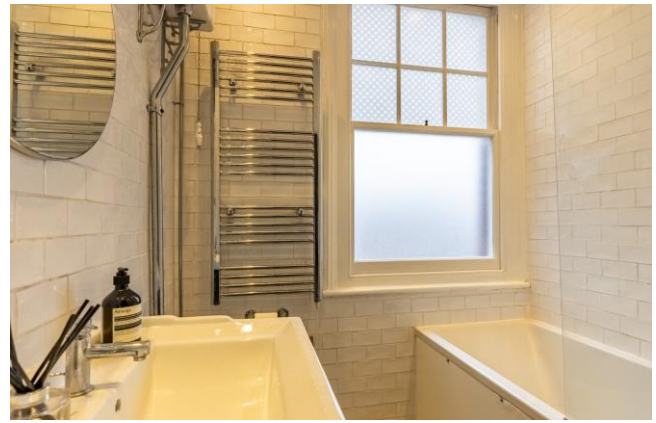
Lease Details

Lease Length: Approx 152 Years Remaining

Service & Maintenance Charge: £1730 Per Annum

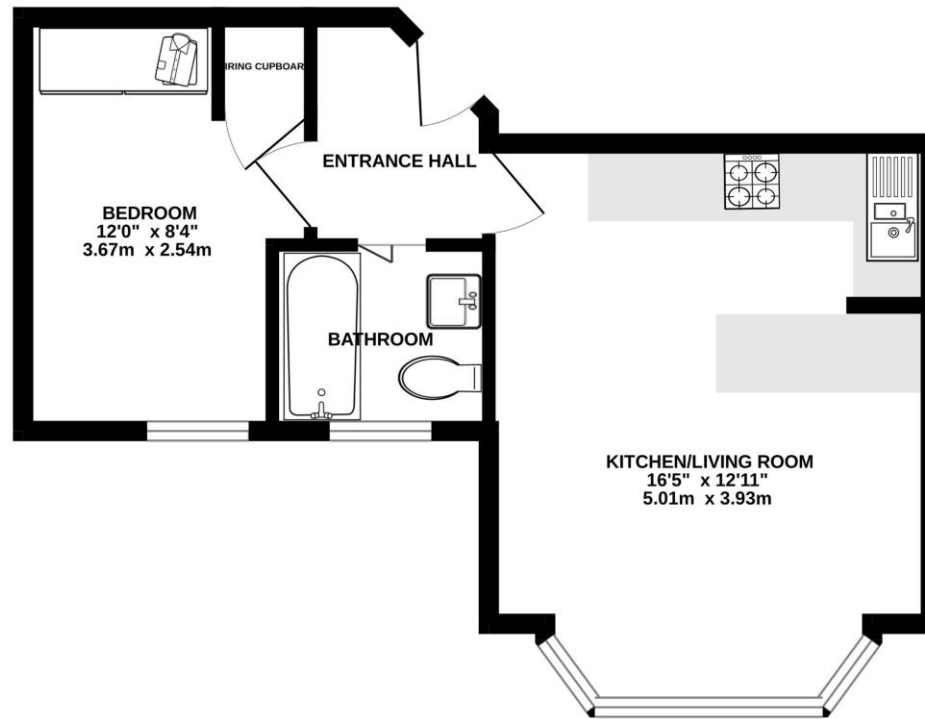
Ground Rent: N/A

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.



Located on one of St Albans' most premier roads.

FIRST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 358 sq.ft. (33.3 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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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.

