



High Street, Wheathampstead, St. Albans, AL4 8DA £350,000

Leasehold

Frost's

Offered for sale with no upper chain, this much improved and rarely available three bedroom ground floor apartment situated in the centre of Wheathampstead village.

This property would make an ideal first time or investment purchase or equally would suit someone downsizing. The accommodation comprises three good sized bedrooms, a large living room, a modern refitted kitchen and bathroom. Outside the property there is a private covered parking space, a communal courtyard and gardens. Further benefits include gas central heating, and double glazing throughout.

Wheathampstead is a popular Hertfordshire village located to the north of St Albans and offers a variety of shops, restaurants and pubs as well as a supermarket, chemist, doctors surgery, church and library. The more comprehensive shopping and leisure facilities including mainline railway station of both Harpenden and St Albans are just a short distance away.

Energy Rating C
Council Tax Band C
Leasehold

- Three Bedrooms
- Ground Floor Apartment
- Large Living Room
- Modern Refitted Kitchen
- Private Covered Parking Space
- Communal Courtyard and Gardens
- Approx Rental Income £1350 per month

Lease Details

Lease Length: 125 years from 1 July 2005

Service & Maintenance Charge: Approx. £1500 per year including reserve payment

Ground Rent: Not applicable

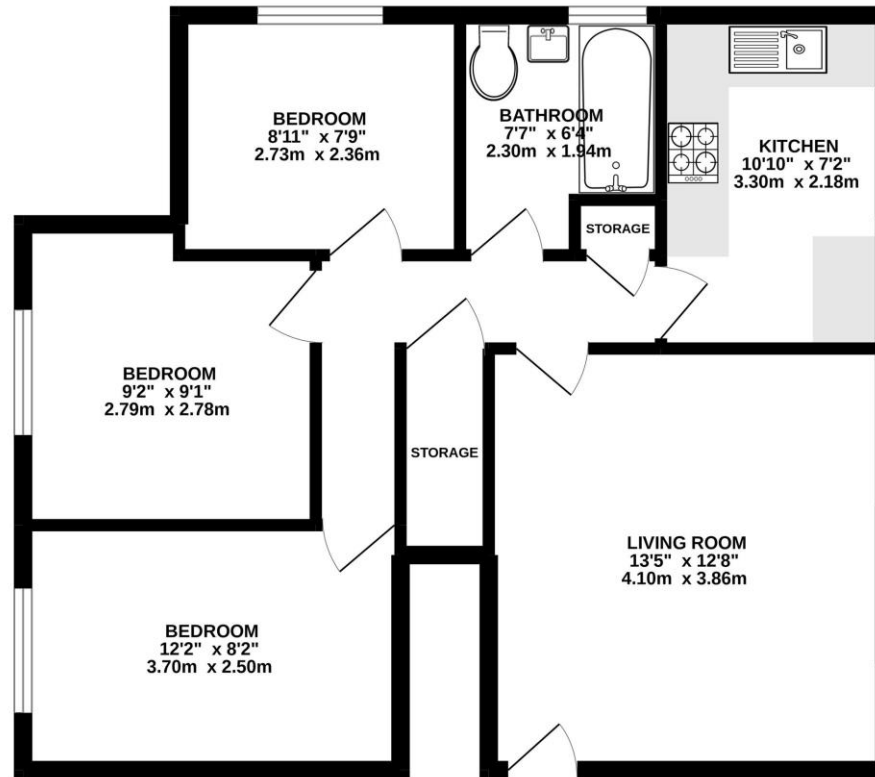
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





A much improved and rarely available three bedroom ground floor apartment

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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Agent Note

Please note the photos were taken prior to the current tenants moving in.

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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.

