



Battlefield Road, St. Albans, Hertfordshire, AL1 4DX

Offers Over: £235,000

Leasehold

Frost's

Presented to the market chain free is this one bedroom first floor apartment located on Battlefield Road in St. Albans The apartment is in an extremely popular development within a short walk of the city centre and mainline station along with a sought after parking space.

The property benefits from a separate kitchen and large living space, entrance hall, bathroom and large double bedroom. The property does require modernisation through out but does benefit from an extended lease. Externally there is off road parking for one car and communal gardens.

Lancaster Road is a very popular road, well positioned for excellent schools and the added benefit of an easy walk to St Albans city train station providing under 30 minutes access direct to London St Pancras. The vibrant city centre of St Albans and the open spaces of Clarence Park are also within comfortable walking distance.

Energy Rating Awaited

Council Tax Band C

Leasehold

- One Double Bedroom
- First Floor Apartment
- Short Walk to City Station
- Open Plan Kitchen Living Space
- Entrance Hall and Bathroom
- Requires Modernisation
- Extended Lease
- Off Road Parking and Communal Gardens
- Approx Rental Value - £950 per month

Lease Details

Lease Length: Approx. 148 years

Service & Maintenance Charge: £1632 Per Annum

Ground Rent: n/a

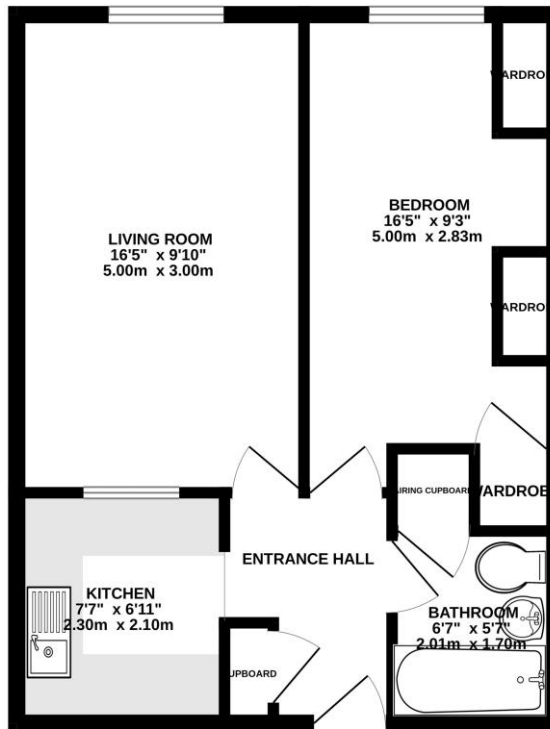
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





A one bedroom first floor apartment located on Battlefield Road offered for sale chain free

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with Metropix ©2024

St Albans Office 01727 861166

stalbans@frosts.co.uk

4 Chequer Street, St. Albans, AL1 3XZ

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.

