



Camp Road, St. Albans, Hertfordshire, AL1 5FU

Guide Price: £300,000

Leasehold

Frost's



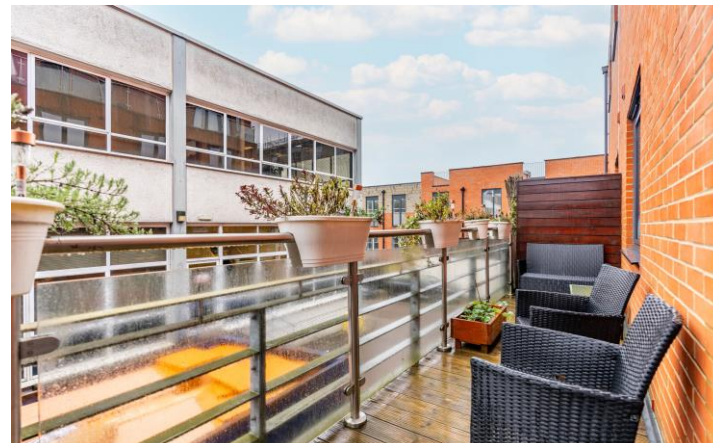
A modern and beautifully presented one double bedroom ground floor apartment, with the rare benefit of direct access to a substantial private patio/terraced area. This apartment is located at the back of the block providing more privacy.

The apartment comprises internally of an entrance hall with a storage cupboard and entry phone, a generous double bedroom, a stylish bathroom suite and an open plan kitchen/living room, complete with integral appliances and a high quality finish throughout. Externally the apartment is complemented by an impressive larger than average private terraced area. There is also an allocated parking space located within the secure underground car park.

Apex House is conveniently located approximately 0.6 miles from the mainline train station and circa 1.2 miles from the city centre.

Energy Rating D  
Council Tax Band C  
Leasehold

- One Double Bedroom
- Ground Floor Apartment
- Open Plan Kitchen
- Allocated Parking Space
- Private Terrace Area
- 0.6 miles from St Albans City Station.



### Lease Details

Lease Length: Approx. 121 Years Remaining

Service & Maintenance Charge: Approx. £1070 Per Annum

Ground Rent: Approx. £250 Per Annum

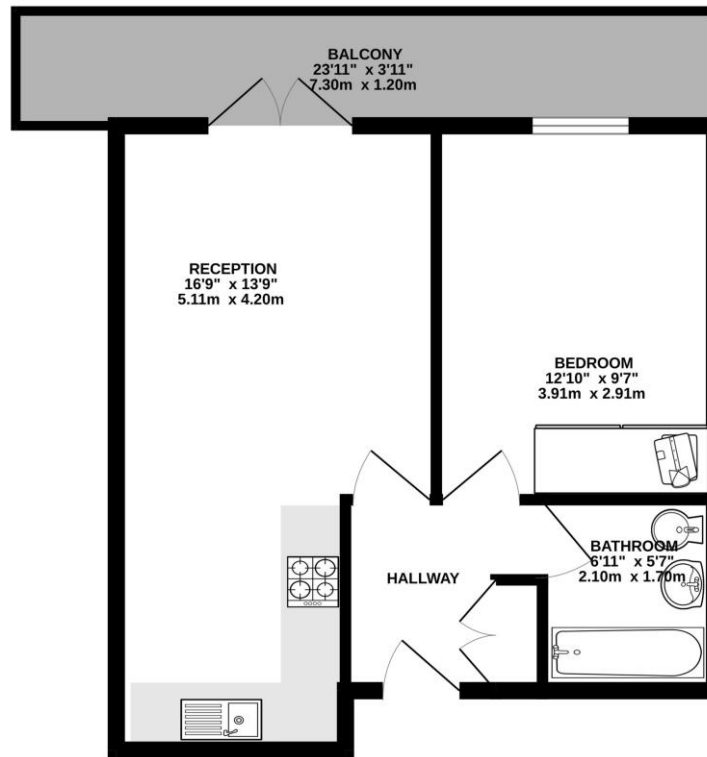
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





*A beautifully presented, one double bedroom ground floor apartment.*

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.0 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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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.

