



Grosvenor Road, St. Albans, Hertfordshire, AL1 3BZ

Guide Price: £425,000

Leasehold

Frost's

A beautiful two double bedroom apartment with garage located only a short walk to St Albans mainline station and City Centre.

The accommodation comprises a modern kitchen, spacious living room, primary bedroom, a further double bedroom and stylish bathroom.

Externally, the property further benefits with a garage and an allocated parking space.

Ardentiny is located on Grosvenor Road providing easy access to the mainline train station with direct services to London, the extensive leisure facilities of the city centre and the popular open spaces of Verulamium and Clarence Park.

Energy Rating D
Council Tax Band C
Leasehold

- Two Double Bedrooms
- Family Bathroom
- Within Walking Distance to St Albans City Station
- Garage Feature
- Allocated Parking Space
- Modern Kitchen

Lease Details

Lease Length: Approx 977 Years Remaining

Service & Maintenance Charge: TBC

Ground Rent: TBC

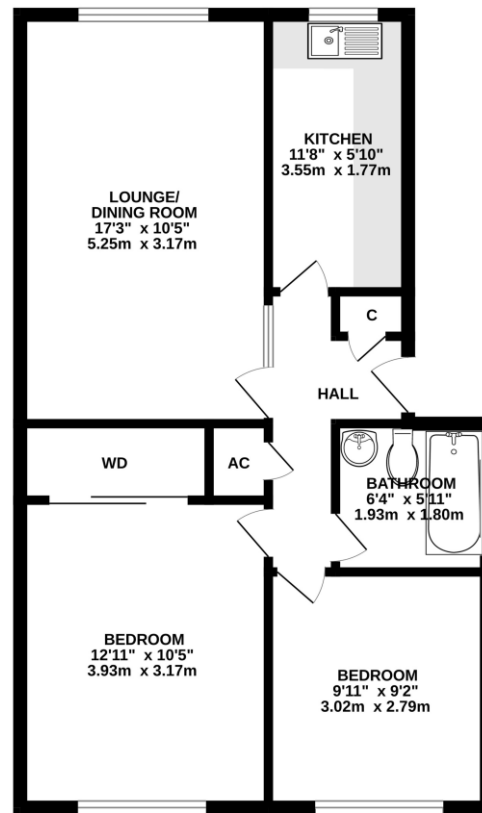
Please Note – we have only been able to obtain some of the details relating to the lease which are included in the brochure. We have asked for further enquiries to be made to provide further information. Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





A beautiful, two double bedroom apartment.

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 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. Other important information which you will need to know about this property can be found at frosts.co.uk. 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.

