



Abbots Park, St. Albans, Hertfordshire, AL1 1TW

Offers Over: £450,000

Leasehold

Frost's

Providing spacious and flexible living accommodation throughout, this well-proportioned four bedroom terraced townhouse in need of modernisation but ideally located to provide excellent access to the mainline train station with direct services to London, reputable local schooling and also the extensive leisure facilities of the vibrant city centre.

The property benefits from an entrance hall way and the first one bed/studio on the ground floor. Fully fitted kitchen and open plan living dining area, ample storage and a good sized bedroom/living room with natural light. Up to the first floor, the kitchen, large bedroom with an en-suite shower room and a second large bedroom with ample storage. The second floor comprises of three large double bedrooms and a large family bathroom.

Externally there is off road parking for one car to the front and communal gardens to the rear of the building.

Energy Rating C
Council Tax Band D
Leasehold

- Four Bedrooms
- Terraced Townhouse
- En Suite Shower Room
- Open Plan Living Room

Lease Details

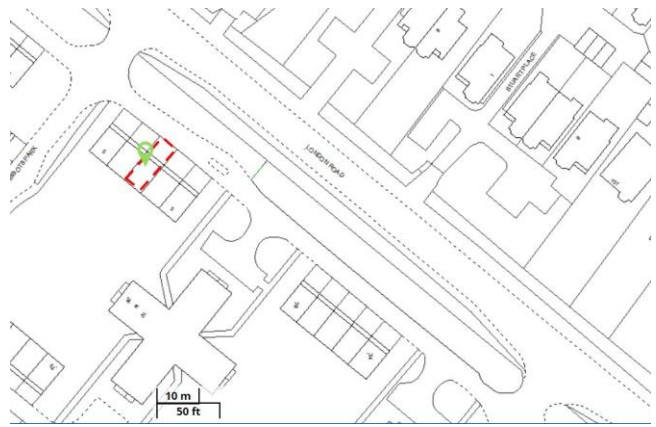
Lease Length: Approx. 950 Years Remaining

Service & Maintenance Charge: Approx. £200 Per Annum

Ground Rent: Approx. Approx. £30 Per Annum

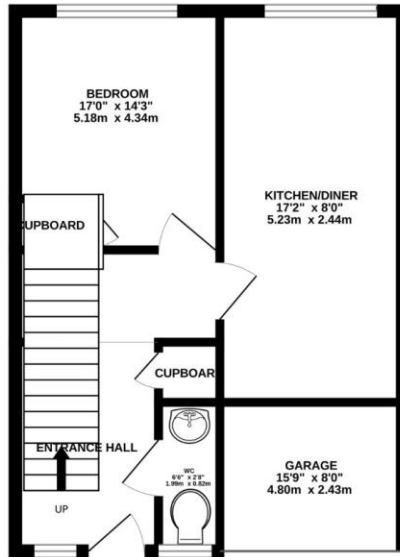
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost’s take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.



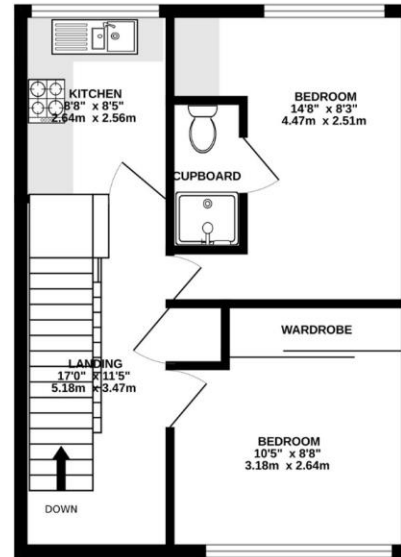


A well-proportioned, four-bedroom terraced townhouse

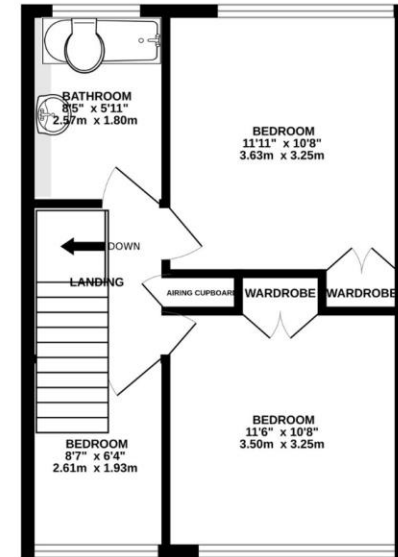
GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.9 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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