



Charmouth Court, St. Albans, Hertfordshire, AL1 4SH Guide Price £425,000 Leasehold

Frost's

Being sold chain free and ideally situated within a sought after residential development, is this generously sized, recently redecorated two bedroom ground floor maisonette.

The property is accessed via its own private entrance porch and comprises of a large living room with bright windows and feature fireplace, a sizeable hallway with storage cupboards, generous separate kitchen, impressive primary bedroom with ample wardrobe space, another double bedroom and a family bathroom.

Externally the property is complemented by a patio area and there are also well maintained, communal gardens at the rear of the property, along with an area for washing lines.

Energy Rating C  
Council Tax Band D  
Leasehold

- Chain Free
- Two Bedrooms
- Ground Floor Maisonette
- Private Entrance Porch
- Family Bathroom
- Communal Garden at Rear

#### Lease Details

Lease Length: Approx. 900 Years Remaining

Service & Maintenance Charge: Approx. £900 Per Annum Including Ground Rent.

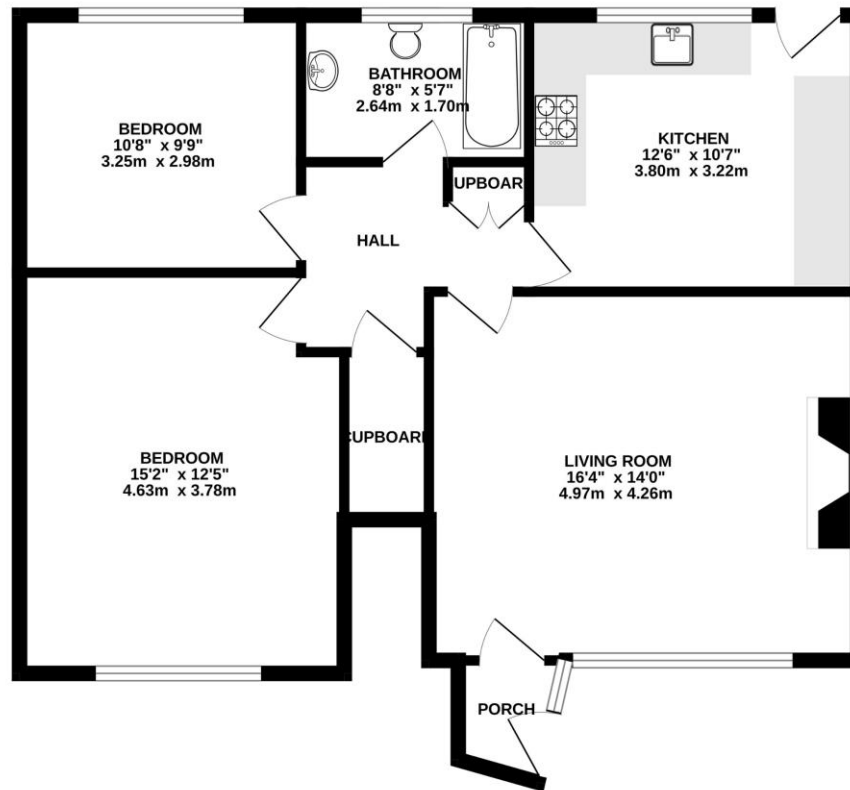
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





*Offered chain free.*

GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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.  
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. 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.

