



Latium Close, Holywell Hill, St. Albans, AL1 1XU

Offers Over: £350,000

Leasehold

Frost's

A modern two bedroom apartment located within a sought after residential development and providing excellent access to the city centre, mainline train station, nearby shops/amenities and the open spaces of Verulamium Park.

The apartment is to the rear of the development and is well-presented internally, comprising of an entrance hall, living room with box-bay window, modern kitchen, generous primary bedroom with en suite, additional bedroom and a family bathroom.

Externally the property is complemented by attractive communal grounds, an allocated parking space and also offers additional visitor bays.

Energy Rating D  
Council Tax Band D  
Leasehold

- Two bedrooms
- Living room with box-bay window
- Family bathroom
- Attractive communal grounds
- Allocated parking space

### Lease Details

Lease Length: Approx 96. Years Remaining

Service & Maintenance Charge: Approx. £3300 Per Annum

Ground Rent: Approx. £320 Per Annum

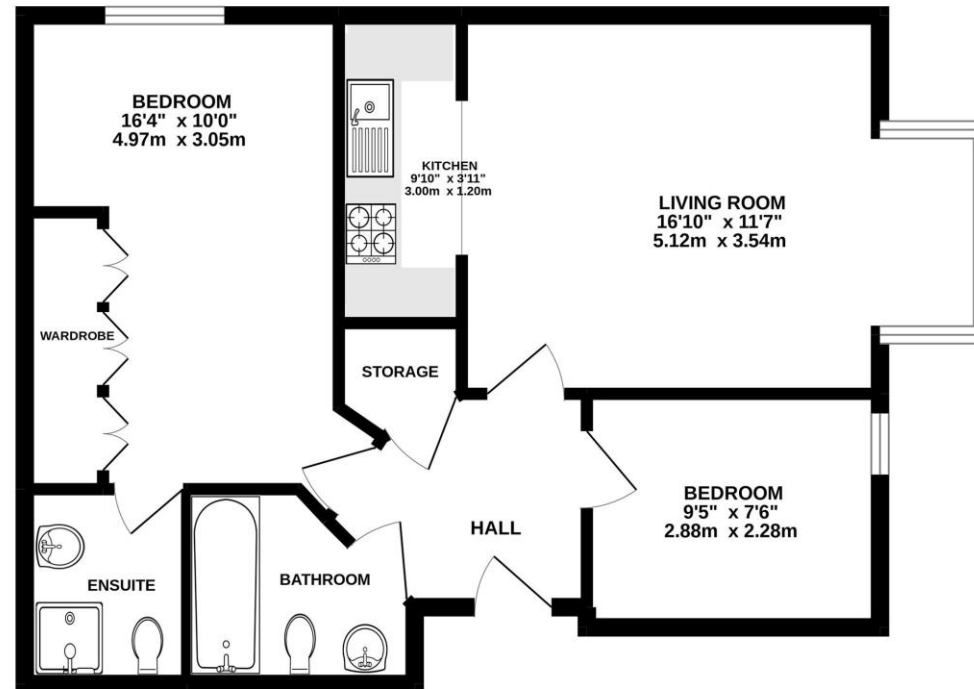
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost’s take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





*Modern, two bedroom apartment located within a sought after residential development.*

GROUND FLOOR  
585sq.ft (55.74 Sq.m) approx.



TOTAL FLOOR AREA : 585sq.ft. (55.0 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 12/2022



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.

MONEY LAUNDERING REGULATIONS (2017) In accordance with the Money Laundering Regulations (2017) We are required to confirm the identity of all buyer(s) of the property. We are also required to keep a record of the evidence we have verified. It may delay agreeing a sale if for any reason we are unable to confirm your identity in the course of establishing a business relationship with you.

