



Lemsford Road, St. Albans, Hertfordshire, AL1 3PE

Guide Price: £325,000

Leasehold

Frost's

Being sold chain free is this sought after two bedroom first floor apartment, ideally located just a short walk from both the vibrant city centre and the ever popular mainline train station with direct services to central London.

The property is accessed via a secure entry phone system and accommodation comprises of an entrance hall with storage cupboard, light living room with private balcony area, separate kitchen, two double bedrooms and a sizeable family bathroom.

Externally there is a storage shed, residents parking and communal gardens that are set amongst a range of mature and picturesque trees.

Energy Rating C
Council Tax Band C
Leasehold

- Chain Free
- Two Bedrooms
- Family Bathroom
- First Floor
- Accessed via Secure Entrance System
- Close Proximity to St Albans City Station
- Off Street Residential Parking

Lease Details

Lease Length: Approx 82. Years Remaining

Service & Maintenance Charge: £500 Per Annum

Ground Rent: £10 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.

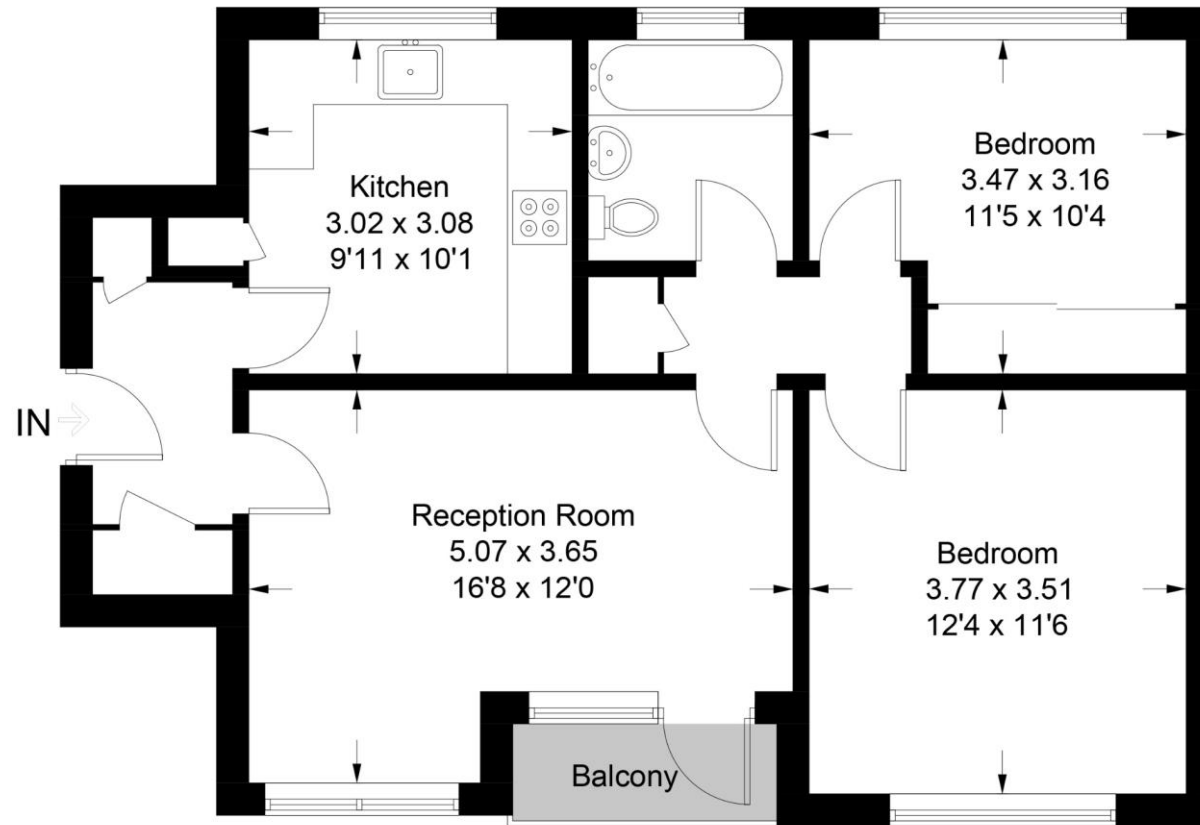




Being offered Chain Free

Thirlestane

Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1062051)

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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.

