



St. James Court, Park View Close, St. Albans, AL1 5TL

£270,000

Leasehold

Frost's

A beautifully presented one bedroom ground floor apartment located in a highly popular development and just a short walk away from the mainline train station.

The property comprises of an entrance hall, spacious living room re-laid flooring and French doors leading to a communal garden area, separate kitchen, a family bathroom and generously sized double bedroom with fitted wardrobes.

Externally, there is an allocated parking space and easy access to the local amenities and playing fields of which the apartment offers attractive views across.

Energy Rating C

Council Tax Band - C

Tenure - Leasehold

- One Bedroom
- Ground Floor
- Entrance Hall
- Spacious Living Room
- French Doors Leading to Communal Garden Area
- Separate Kitchen
- Family Bathroom
- Allocated Parking Space

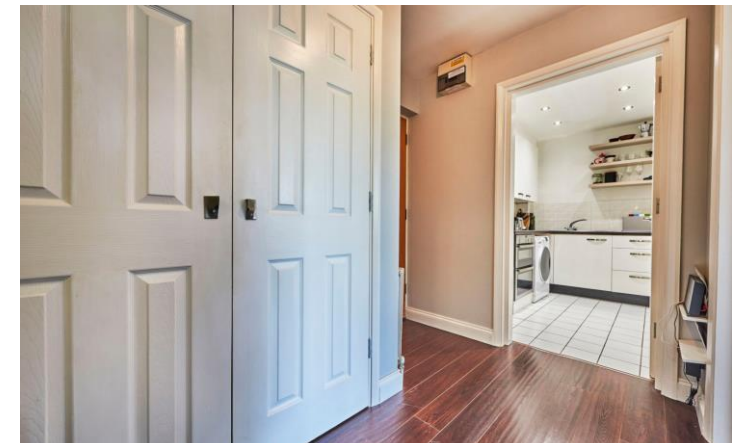
Lease Details

Lease Length: Approx. 970 Years Remaining

Service & Maintenance Charge: Approx. £1788.52 PA

Ground Rent: Approx. £50 PA

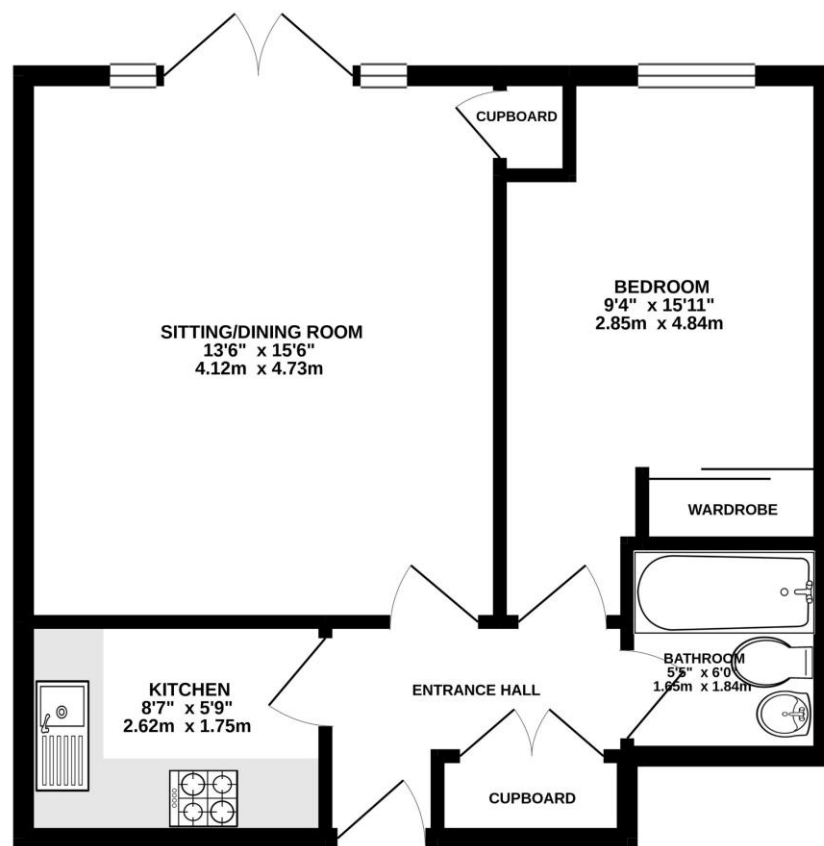
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





Spacious living room with French doors leading to a communal garden area

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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.
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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.

