



Wallingford Walk, St. Albans, Hertfordshire, AL1 2JJ

Guide Price £345,000

Leasehold

Frost's



Located to the south of St Albans city centre is this beautifully presented two bedroom first floor apartment that provides spacious accommodation throughout.

The property is well situated with excellent access to local schooling, amenities and the extensive leisure facilities of the city centre including the historic Verulamium park. Both City Mainline and Abbey train stations are also close by.

The apartment comprises internally of an entrance hall, generous lounge/diner with feature fireplace, separate kitchen, two double bedrooms and a modern family bathroom.

Externally, the property offers a large private rear garden which is mainly laid to lawn with decked seating area at the far end. There is also on street parking to the front of the property.

Energy Rating C

Council Tax Band C

Leasehold







## Features

- Two Bedrooms
- First Floor
- Maisonette
- Family Bathroom
- Garden to the Rear
- Street Parking to Front of Property

## Lease Details

Lease Length: Approx. 92 Years Remaining

Service and Maintenance Charge: Approx £182 Years Remaining (plus insurance)

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.



*Ideally located close to St Albans' city centre.*









*Externally, the property offers a large private rear garden.*





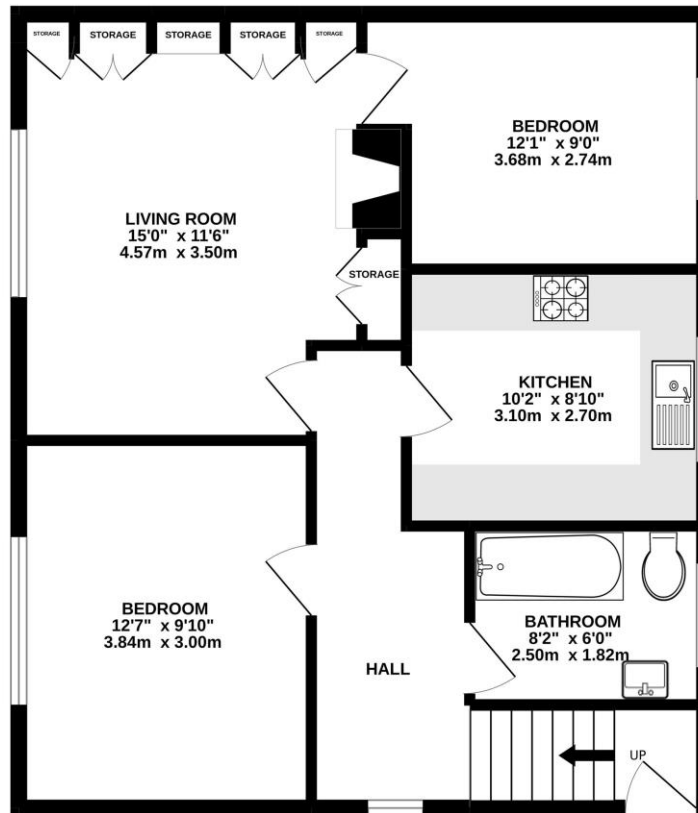








FIRST FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 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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