



The Birches, 47 Azalea Close, Napsbury Park, AL2 1UH Guide Price £425,000 Leasehold **Frost's**

A luxurious two bedroom top floor apartment that provides over 900sqft of beautifully presented accommodation in this exclusive development.

The property comprises an entrance hall with two storage cupboards, living room with feature fireplace and stunning views across the surrounding countryside, modern fitted kitchen with integrated appliances, principal bedroom with en-suite bathroom, bright second bedroom and a contemporary shower room. Further benefits include a long lease, well-maintained gated communal grounds with private tennis courts, and a residents car park with two allocated parking spaces.

Napsbury Park can be found on the south side of St. Albans and provides easy access to the main road and motorway network, as well as the St. Albans city centre with its comprehensive range of shopping and leisure facilities including mainline railway linking St. Albans with London service to St Pancras.

Energy Rating C

Council Tax Band D

Leasehold





Features

- Two Bedrooms
- Top Floor
- Living Room with Feature Fireplace
- Stunning Views across Countryside
- Modern Fitted Kitchen
- Main Bedroom with En-Suite
- Well Maintained Communal Grounds
- Two Allocated Parking Spaces
- Residents Car Park and Long Lease
- Approx. Rental Value £1700 pcm

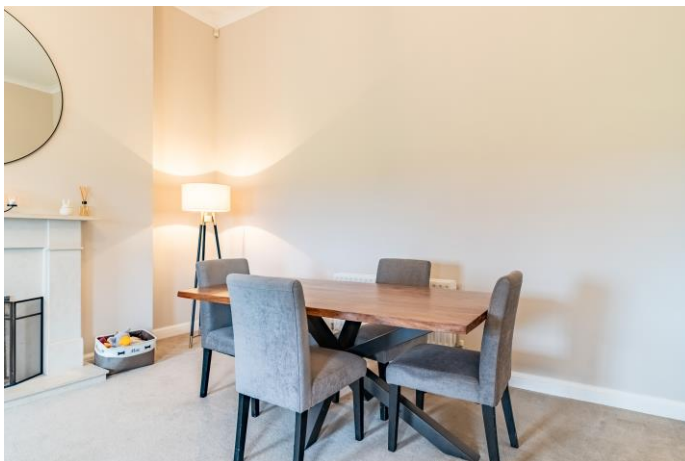
Lease Details

Lease Length: 999 years from 31 May 2002

Service and Maintenance Charge: Approx. £300 per month

Ground Rent: Approx. £250 per month

Leasehold – at the time of writing these details we were unable to verify the full details of the lease including details relating to sinking fund, any planned works/events, length of lease, maintenance, ground rent charges. Should you proceed with the purchase of the property these details must be verified by your solicitor.

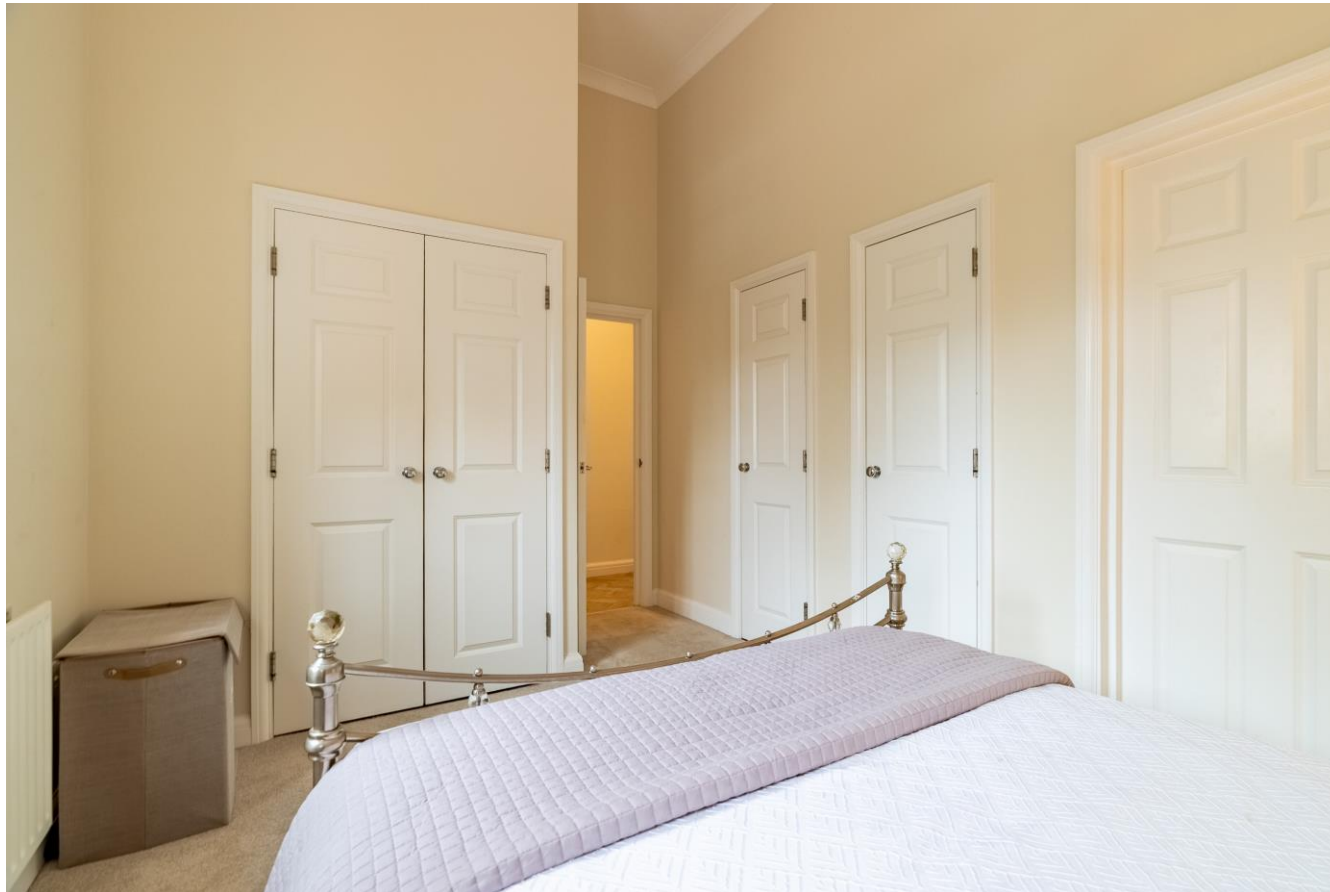


A luxurious two bedroom top floor apartment





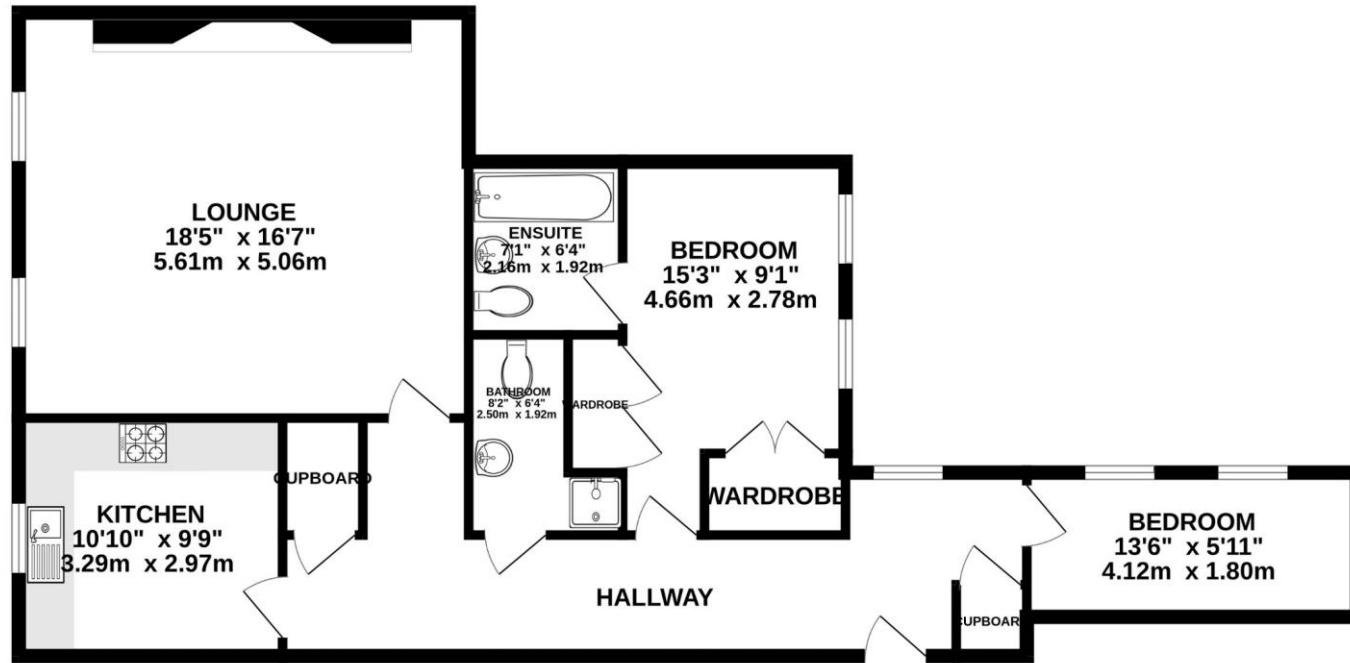
Offering over 900sqft of beautifully presented accommodation







TOP FLOOR
915 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.1 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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