



Springfield Road, St. Albans, Hertfordshire, AL1 5LY

Guide Price: £250,000

Leasehold

**Frost's**

A one bedroom, ground floor maisonette which is ideally situated in a cul de sac location only a short distance from the mainline St Albans railway station and the historic city centre.

This well presented, maisonette provides bright and spacious accommodation, starting in the entrance hall, separate kitchen, lounge/dining room and a family bathroom.

Externally there is allocated parking for one car and communal ground that surrounds the property.

Energy Rating C  
Council Tax Band B  
Leasehold

- One Bedroom
- Ground Floor Maisonette
- Situated in Quiet Cul De Sac
- Family Bathroom
- Allocated Parking Space
- Close Proximity To St Albans City Station

#### Lease Details

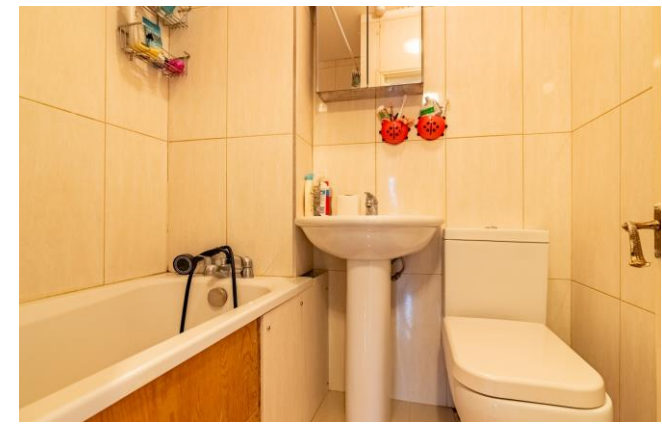
Lease Length: TBC

Service & Maintenance Charge: TBC

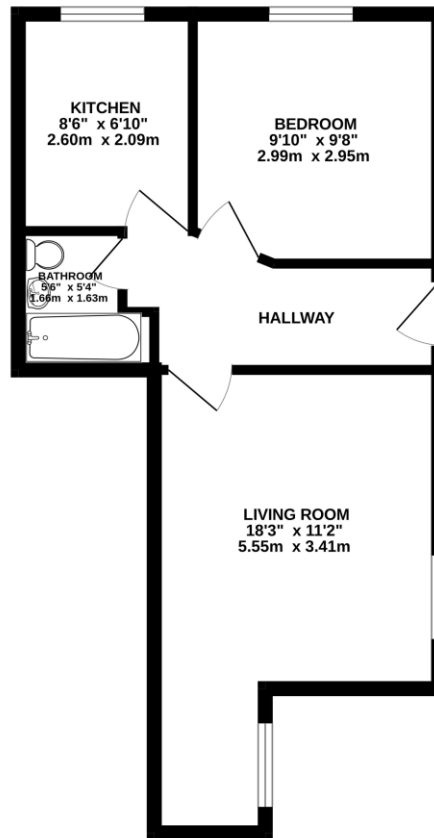
Ground Rent: TBC

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.





*Located within close proximity to St Albans City Station.*



TOTAL FLOOR AREA : 397 sq.ft. (36.9 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 5/2024

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. Other important information which you will need to know about this property can be found at frosts.co.uk. 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.

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.

