



Althorp Road, St. Albans, Hertfordshire, AL1 3PJ

Guide Price £440,000

Leasehold

**Frost's**

Forming part of a converted character property that is nestled at the end of a sought after, tree lined road in the centre of St Albans, is this two bedroom first floor maisonette that is beautifully presented throughout.

The property benefits from its own front door, with stairs leading to the first floor landing and maintains much of the charm of the original building complemented by a modern, contemporary décor with an abundance of natural light. The property comprises of an entrance hall with storage cupboards, a spacious living area with partially vaulted ceilings, an open plan kitchen, two double bedrooms and a family bathroom. The property also has access to a useful loft space.

Externally, the property benefits from off road parking located near the entrance to the property and communal grounds.

Sundale is situated within short walking distance of both the mainline train station, with direct trains to central London and also the vibrant city centre.

Energy Rating C  
Council Tax Band D  
Leasehold

- First Floor Maisonette
- Two Bedrooms
- One Reception Room
- One Bathroom
- Two Storage Cupboards
- Allocated Parking
- Communal Grounds

#### Lease Details

Lease Length: 125 years from September 2008

Service & Maintenance Charge: £1,620 Per Annum (£135 per month - subject to annual review)

Ground Rent: £0

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.

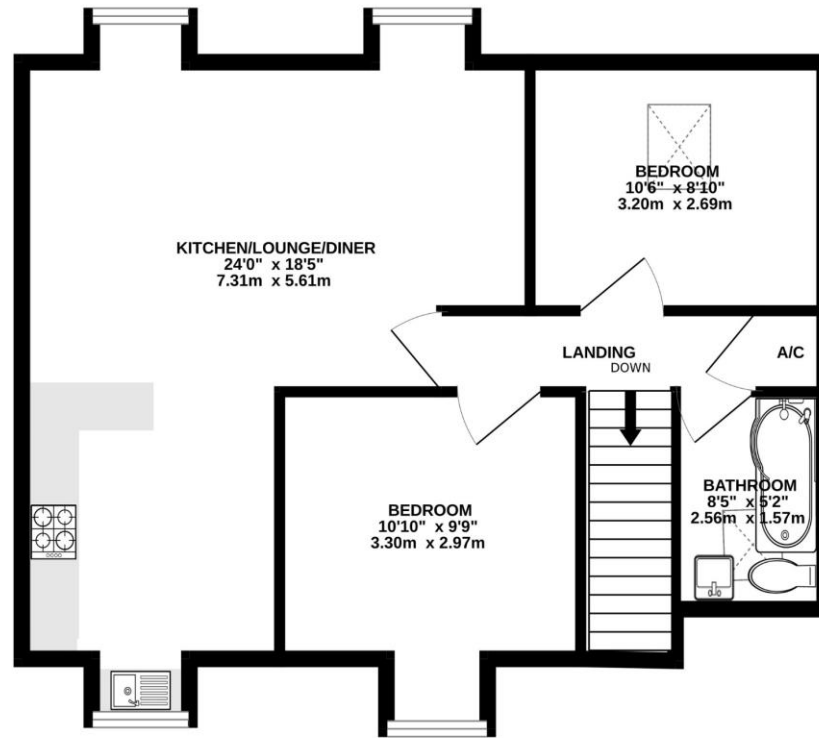
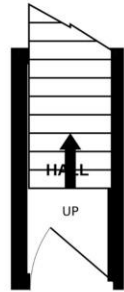




*Forming part of a converted character property.*

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 655 sq.ft. (60.8 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 ©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.

