



Charrington Place, St. Albans, Hertfordshire, AL1 3FU

Guide Price: £300,000

Freehold **Frost's**

Located within one of St Albans' most prestigious developments just a short walk away from the mainline train station, this stylish and beautifully presented one bedroom ground floor apartment is ideal for both first time buyers and investors alike.

The property comprises of an entrance hall leading to a spacious, open plan living and kitchen area with patio doors leading to a private balcony, bathroom and sizeable double bedroom. The block provides a secure entry phone system and externally, the property is surrounded by well-maintained communal grounds.

Serra House is located within 0.3 miles of the mainline train station with direct services to central London and 0.8 miles of the vibrant city centre providing extensive leisure facilities and beautiful open spaces of Verulamium and Clarence Park.

Energy Rating Awaiting
Council Tax Band C
Leasehold

- Ground Floor Apartment
- 0.3 miles of St Albans City Station
- One Double Bedroom
- Family Bathroom
- Open Plan Living Area
- Private Balcony
- Secure Entry Phone System

Lease Details

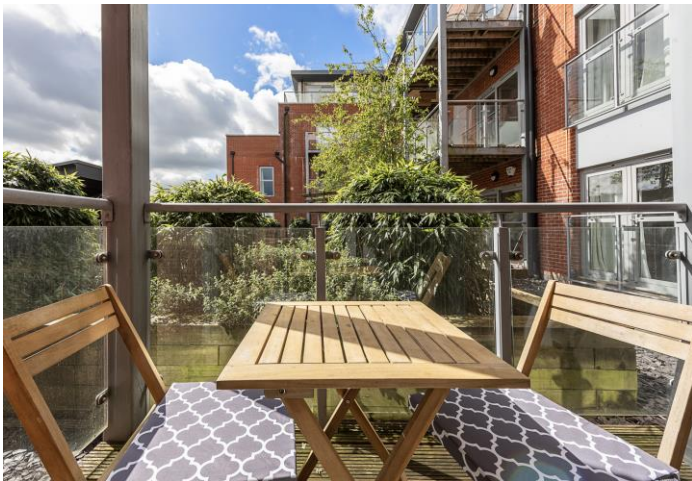
Lease Length: Approx. 983 years remaining.

Service & Maintenance Charge: £1118.30 annually (split in two payments across the year)

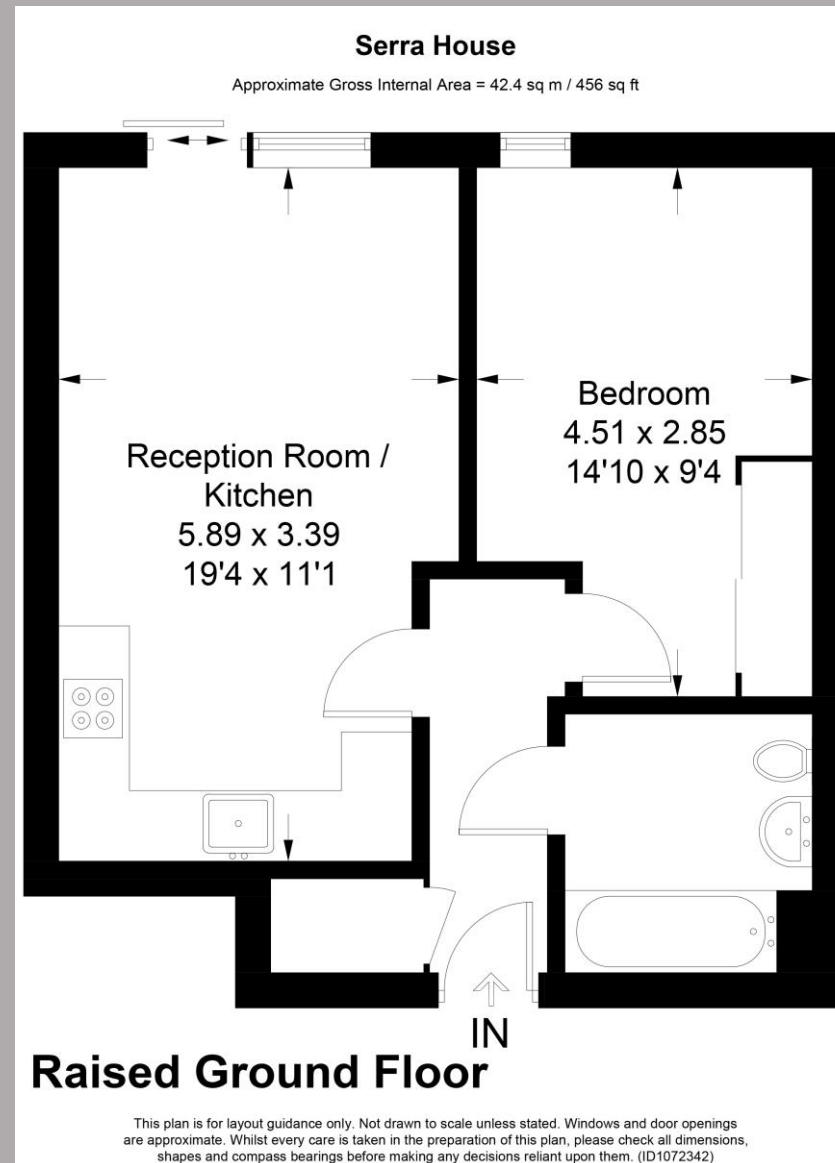
Ground Rent: £358.87 Per Annum

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.





A one bedroom, ground floor apartment



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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.

