



The Larches, Milford Close, St. Albans, AL4 9JZ

£159,950

Leasehold

Frost's

Offered for sale with no upper chain is this modern ground floor studio apartment ideally situated in a quiet cul de sac within Jersey Farm, this property would suit someone looking for a first time or investment purchase or equally would suit someone looking to downsize.

The property features a modern fitted kitchen, a refitted shower room and a good sized living / bedroom area with a fitted wardrobe that doubles as a bed, saving space by combining two functions into one piece of furniture, a bay window overlooking the communal grounds. Further benefits include electric heating, security entry telephone system, well tended communal grounds which incorporate an allocated parking space.

Jersey Farm is located to the North East side of St Albans and benefits from its own parade of shops including a Tesco Metro, doctor and dentist surgeries and a public house. The more comprehensive shopping and leisure facilities of the city centre and the mainline railway station remain only a short car or bus ride away.

Energy Rating D
Council Tax Band B
Leasehold

- Studio Apartment
- Living / Bedroom Area with fitted wardrobes
- Modern Fitted Kitchen
- Modern Refitted Shower Room
- Well Maintained Communal Grounds
- Allocated Parking Space for One Car
- No Upper Chain

Lease Details

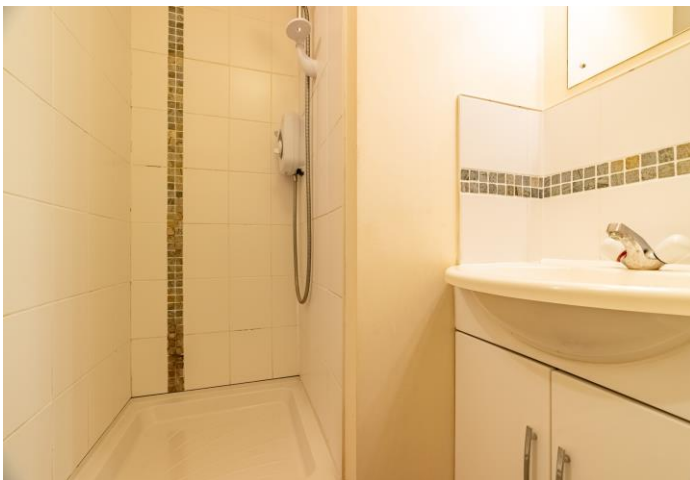
Lease Length: 125 years from 1 July 1988

Service & Maintenance Charge: Approx. £900 per annum payable monthly

Ground Rent: Peppercorn

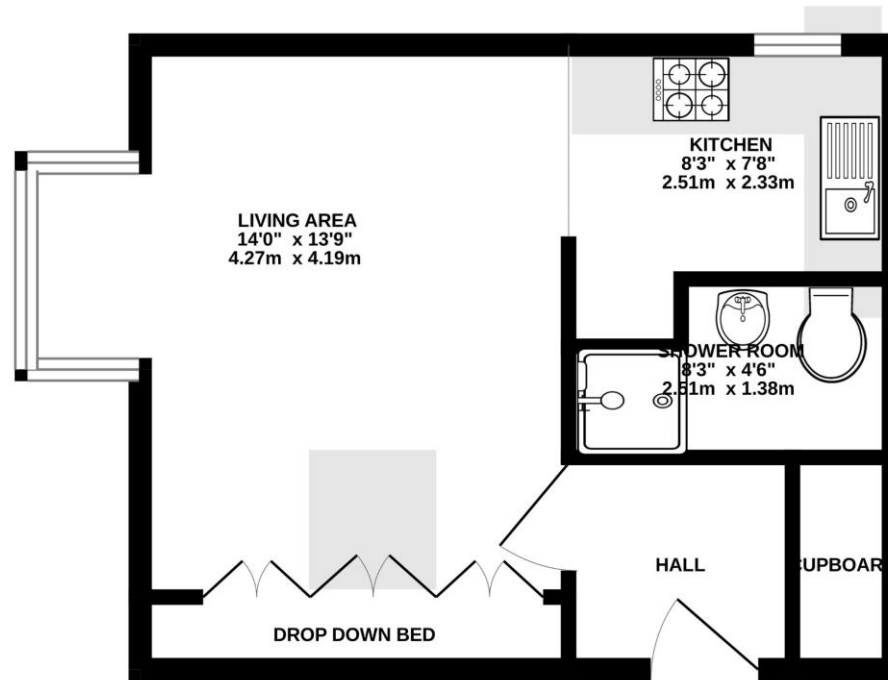
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





A modern ground floor studio apartment ideally situated in a quiet cul de sac

GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 318 sq.ft. (29.5 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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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.

