



Lemsford Road, St. Albans, Hertfordshire, AL1 3PS

Guide Price: £360,000

Leasehold **Frost's**

A two bedroom, first floor apartment, measuring at approximately 675 sqft. with a garage en bloc.

Located in central St Albans, located 0.5 miles from St Albans City Station.

- Apartment
- First Floor
- Two Bedrooms
- Garage en-bloc
- Residents Parking
- Separate Kitchen
- Family Bathroom
- Living Room
- Energy Rating C
- Council Tax Band C
- Leasehold



Lease Details

Lease Length: 999 years from 24 June 1999

Service & Maintenance Charge: Approx. £1,644 Per Annum

Ground Rent: Peppercorn

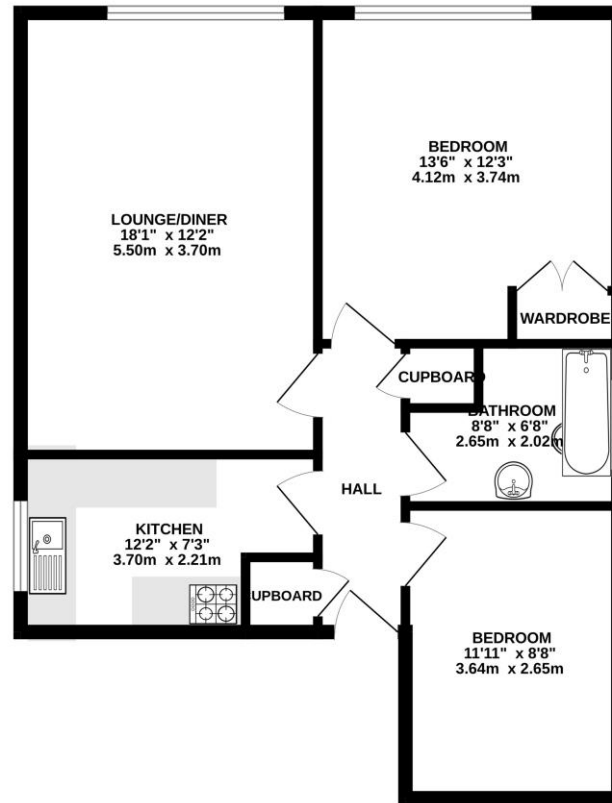
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





A two-bedroom, first floor apartment

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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.
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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.

