



Grosvenor Road, St. Albans, Hertfordshire, AL1 3UP

Guide Price: £325,000

Leasehold

**Frost's**



Located 0.3 miles from the mainline train station with direct services to London and 0.5 miles from the city centre, this 1-bedroom apartment measures 554 sq ft and is situated on an upper floor providing views across the city.

The property comprises of an open plan living, dining and kitchen area with Juliet balcony, bathroom and double bedroom whilst the block offers lift access to all floors, secure entry phone system and an allocated parking space.

- 0.3 mile to St Albans City Station
- 0.5 miles from the city centre
- One Bedroom Apartment
- One Bathroom
- Allocated Underground Parking Space
- Measures 554 sq ft
- Open Plan Kitchen
- Juliet Balcony
- Energy Rating Awaiting
- Council Tax Band C
- Leasehold

#### Lease Details

Lease Length: Approx.118 Years Remaining

Service & Maintenance Charge: Approx. £2700 Per Annum.

Ground Rent: £325 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.

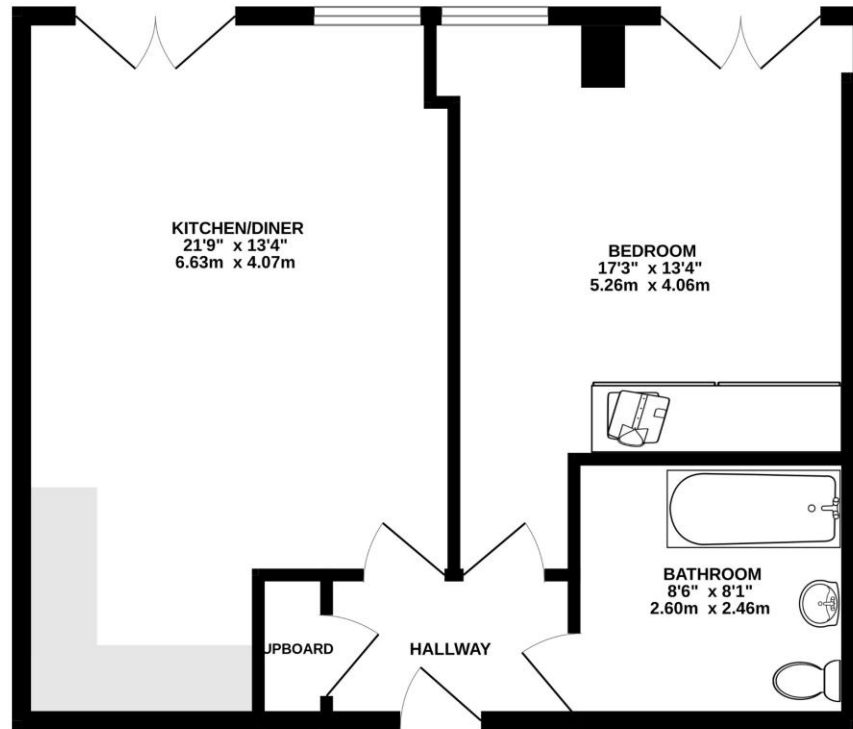






*Featuring a Juliet balcony  
offering views across St  
Albans City*

GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.5 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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