



Black Cut, St. Albans, Hertfordshire, AL1 1PT Guide Price £625,000

Leasehold

Frost's

Situated within 0.5 miles of the mainline train station and 0.6 miles of the high street, is this three bedroom first floor duplex apartment. The property comprises an entrance hallway, living room with feature fireplace and sash windows, kitchen, primary bedroom with built in wardrobes and en-suite shower room and there is also a family bathroom.

The first floor includes two further bedrooms with vaulted ceilings, views of the Abbey Cathedral and velux windows. The property is accessed via a secure communal entrance and offers the added benefit of two allocated parking spaces.

- Three bedroom duplex apartment
- 0.5 miles to the mainline train station
- 0.6 miles to St Albans high street
- Family bathroom & en-suite to primary bedroom
- Two allocated parking spaces

Energy Rating Awaited

Council Tax Band D

Leasehold





Lease Details

Remaining length on lease: Approx. 970 Years Remaining

Service Charge Per Year Approx. £600

Ground Rent Per Year: Approx. £100 per year

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 three bedroom first floor duplex apartment





Two allocated parking spaces

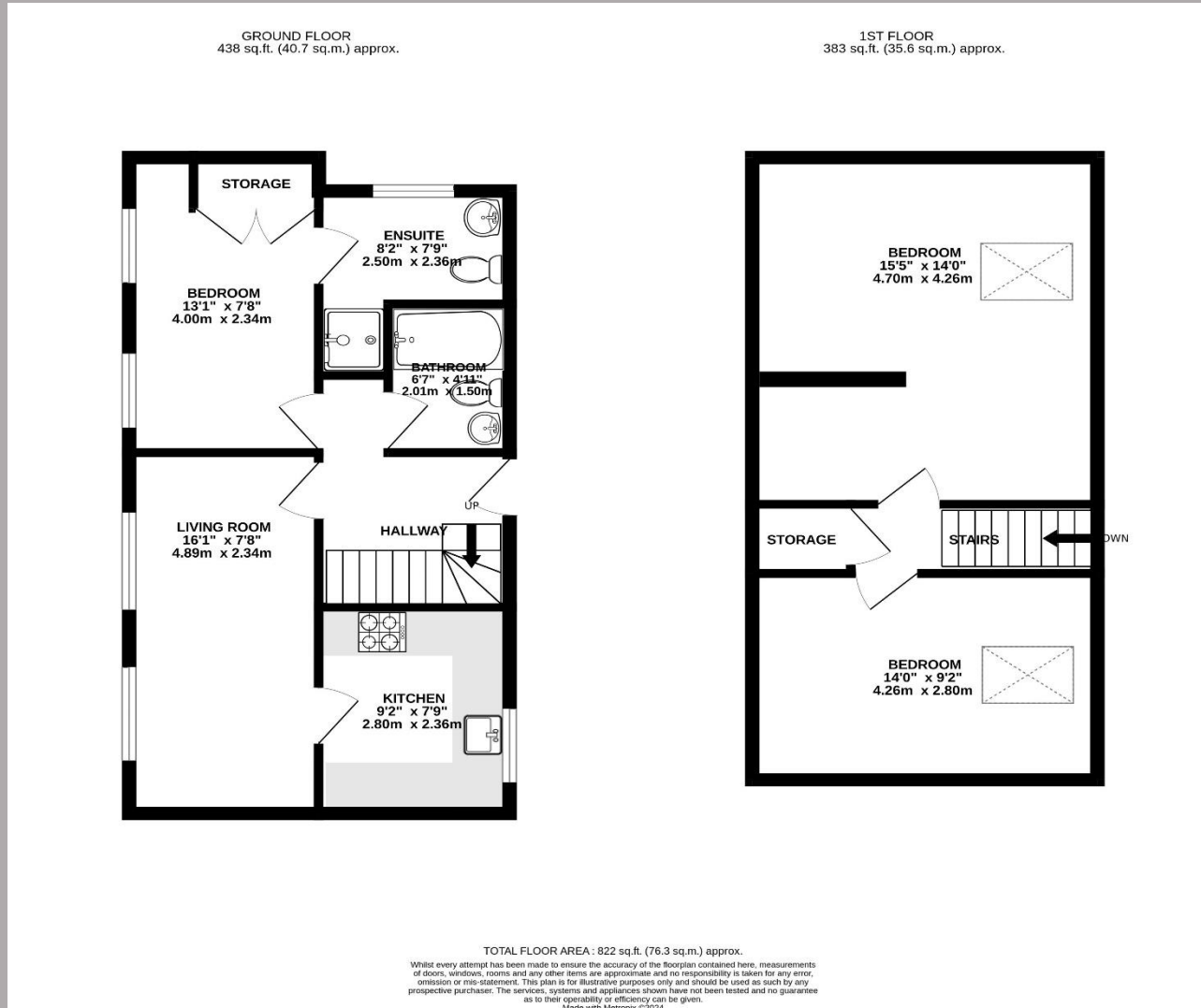




P Resident permit holders only
B Mon - Sat 8.30am - 8pm

1 TO 4 THE OLD WORKS
BLACK CUT





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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.

