

DRUCE
& PARTNERS

27 Christchurch Close
St. Albans, AL3 5NT
£399,950

DRUCE & PARTNERS

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16 Street Name

A bright and spacious 2 bedroom ground floor apartment in the highly sought after Christchurch Close development in the heart of St Albans within easy reach of the vibrant City centre, Verulamium Park and St Albans Mainline Station with fast access to central London.

Within tranquil grounds of Christchurch Close the apartment includes replacement double glazed windows and gas central heating and offers approx 800 sq ft of living area and comprises : entrance hall with ample storage cupboards, a 19' x 17' max living room with electric fire overlooking attractive communal gardens and a historic former church, a fitted kitchen with appliances,, 2 double bedrooms, bathroom, communal gardens, an allocated parking bay and a large number of visitors bays. There is a gate to the side of former church to Verulam Road giving easy access to City centre and station.

ACCOMMODATION

Entrance Hall
with storage cupboards

Lounge / Dining Room
18'9 x 17'4 (5.72m x 5.28m)
Dual aspect with views over communal gardens .

Kitchen
10'5 x 9'8 (3.18m x 2.95m)
With appliances

Bedroom 1
11'10 x 10'5 (3.61m x 3.18m)

Bedroom 2
10'9 x 7'10 (3.28m x 2.39m)

Bathroom

Allocated Parking Bay

Visitor Parking Bays

ALL MAINS SERVICES

Current Maintence Charge
£1,687 per annum

Leasehold
999 years from 25th December 1983.

SHARE OF FREEHOLD

Council Tax
Band - E - E £2818 p.a

EPC
Energy Rating - D

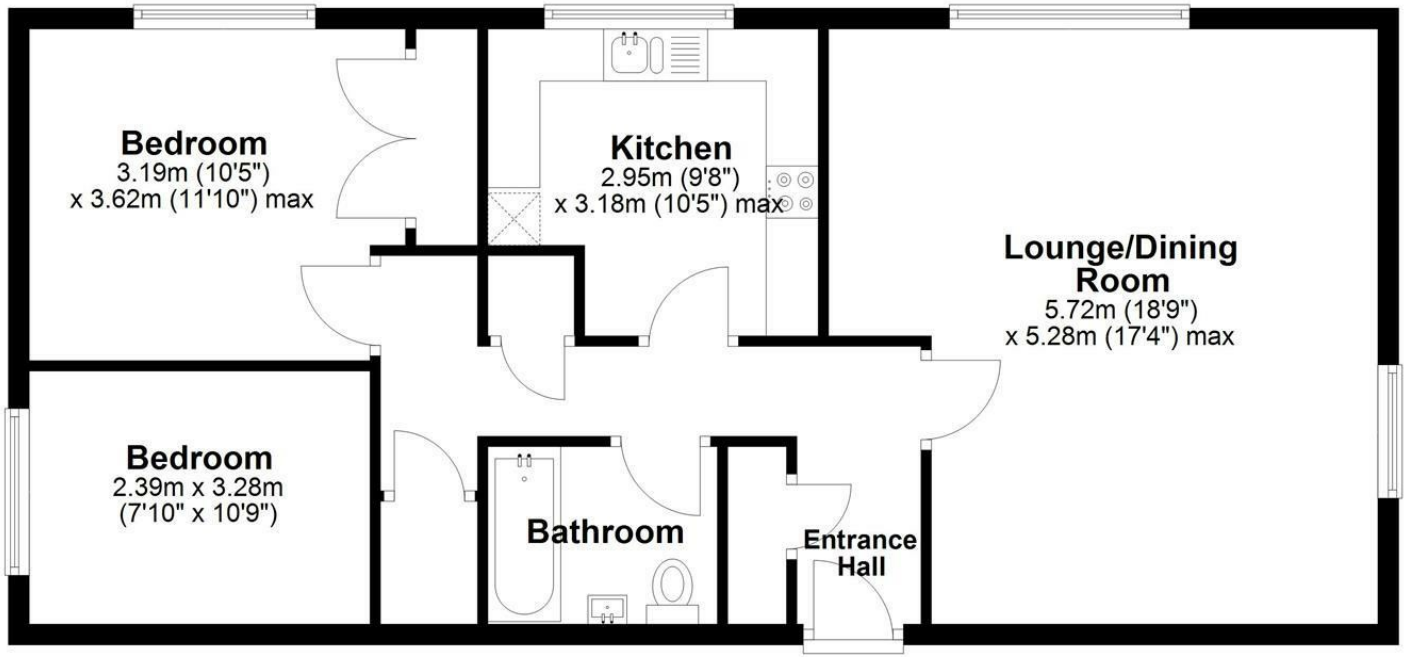






Ground Floor

Approx. 73.8 sq. metres (794.2 sq. feet)

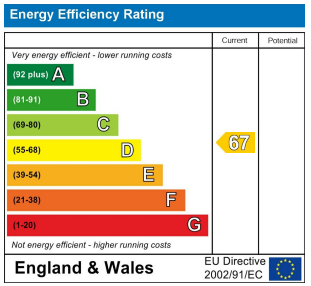


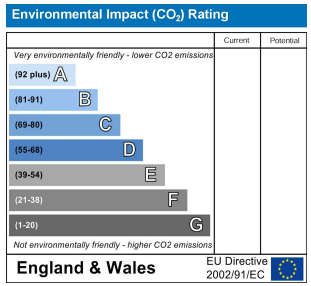
Total area: approx. 73.8 sq. metres (794.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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