



3 Bedrooms



2 Bathrooms



1 Reception Room



1 Allocated Parking Space
+ Visitor Space



Private Terrace



EPC Band B

Council Tax

Band: E £2,731.79 (2024/2025)

Local Authority

St Albans City & District Council

Tenure: Leasehold, 999 years
from 1st July 2012

Service charge: £254 approx. pcm

Ground Rent: £350 pa



Milton House, Wordsworth Close, St Albans

A rarely available ground floor apartment in this sought after over 55's development which offers three bedrooms and a private courtyard garden. The property comes with an allocated parking space and is in excellent decorative order throughout.

🏡 Ground Floor Apartment

🏡 Exclusive over 55's Development with Residents Lounge

🏡 Three Bedrooms

🏡 Private Courtyard Garden

🏡 One Allocated Parking Space + Visitors Parking

🏡 Close to St Albans City Centre & Mainline Station

Description

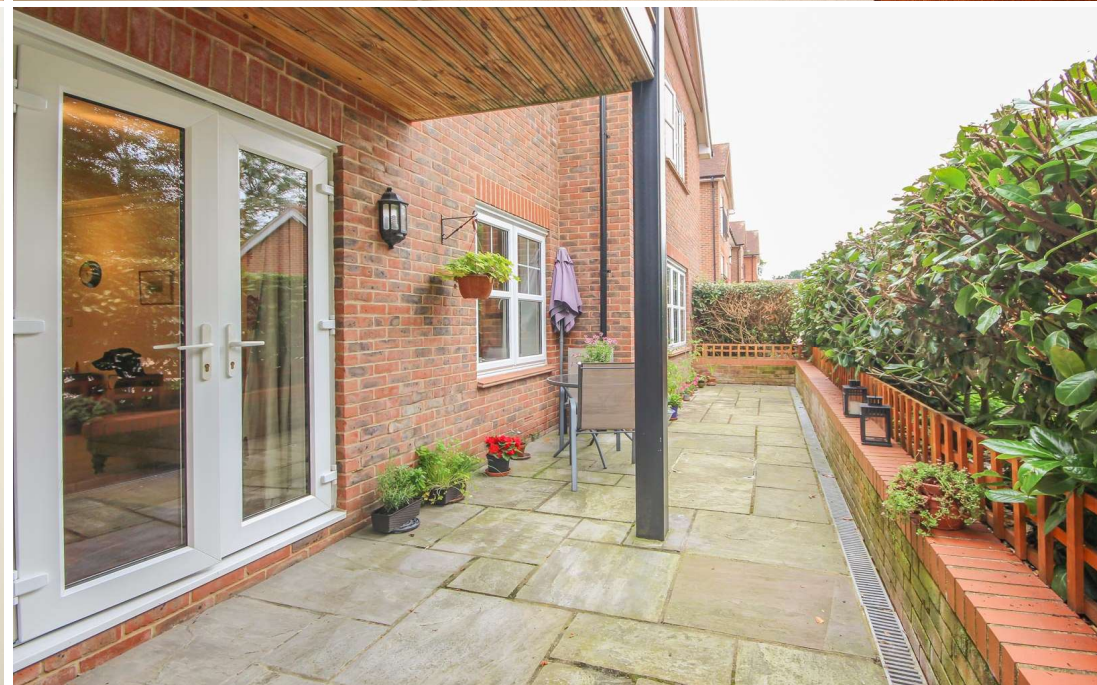
Located in one of the area's most popular over 55's development is this spacious ground floor apartment which boasts a private outside space. Milton House residents also enjoy a residents lounge and parking provisions.

The spacious living room has doors out to the private terrace which is paved and has space for a bench and a breakfast table. The living room is open to the kitchen which has fitted appliances and a range of storage cupboards. There is a separate dining room which could also be used as a third bedroom if required. The principal bedroom has fitted wardrobes and an en-suite shower room. The second bedroom also has rear aspect windows and there is a bathroom with bath, wc and a hand wash basin.

Location

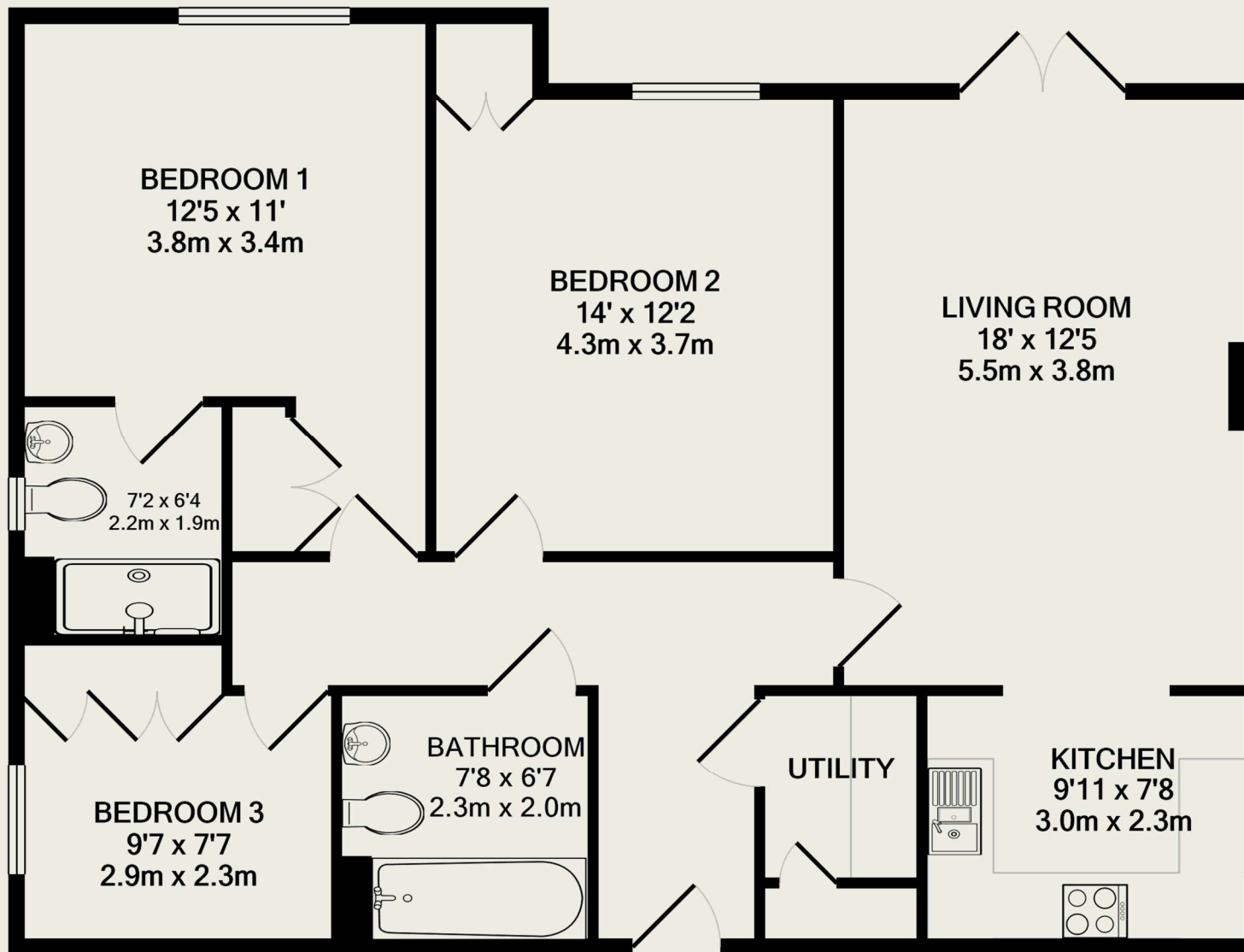
King Harry Park is situated in the St Stephens Parish, on the south side of the City, about a mile and a half from the centre with a bus stop nearby. If required, commuting to London by car is easy with the M25 and the M1 junctions a very short driving distance away.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2018 equated to £38.00 per referral.



TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.8 SQ.M.)
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