



1 Monument Place, St. Albans, AL3 5LB
Asking Price £335,000



AVAILABLE WITH NO UPPER CHAIN! An attractive one-bedroom ground floor apartment with private entrance in a popular residential area just a short walk to the city centre, and an easy walk to the mainline St Albans City station. The property has use of a private courtyard garden and an allocated parking space.

Leasehold Tenure with 98 years remaining.
Annual Ground Rent: £150.00.
Annual Service Charge: £1,200.00.
Council Tax Band: D.

Entrance Hall

Living Room with patio doors to Garden

Kitchen

Double Bedroom

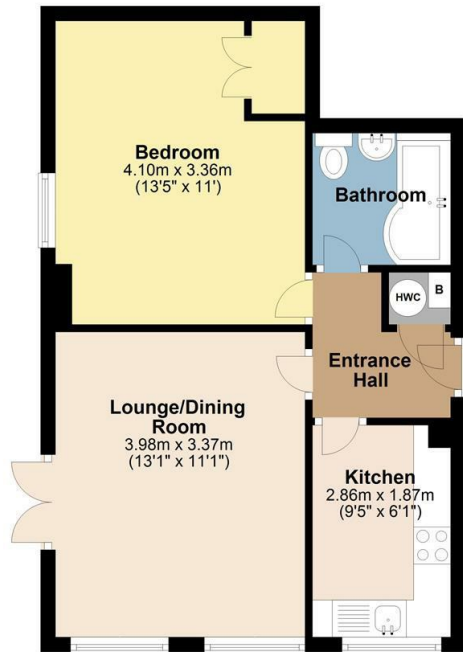
Bathroom

- NO UPPER CHAIN
- GROUND FLOOR APARTMENT WITH PRIVATE ENTRANCE
- ONE BEDROOM
- ALLOCATED PARKING
- PRIVATE GARDEN
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE
- WALK TO TOWN CENTRE AND CITY STATION



Ground Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Total area: approx. 40.9 sq. metres (440.0 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
70	73

Environmental Impact (CO ₂) Rating	
Current	Potential



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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