



2 Peakes Place, Granville Road, St. Albans, AL1 5AY Asking Price £275,000



NO UPPER CHAIN! An attractive and spacious one-bedroom, ground floor apartment set within a popular purpose built development. The property benefits from residents parking and well maintained communal grounds. Ideally situated for both the Town Centre and St Albans City Station. Ideal first time buyer or investment purchase.

Leasehold Tenure with 89 years remaining.
Annual Ground Rent: £75.00.
Annual Service Charge: £780.00.
Council Tax Band: C.

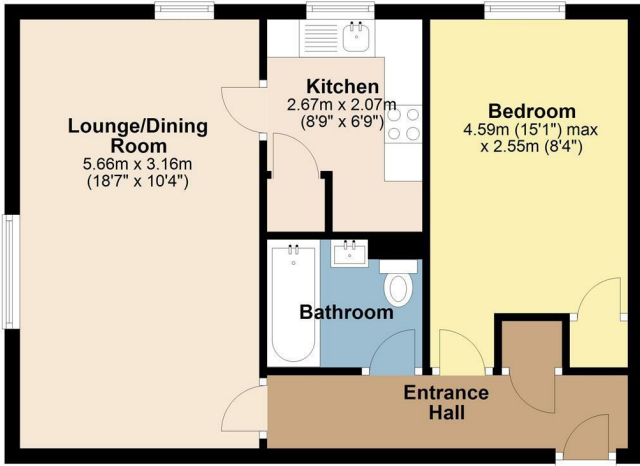
Entrance Hall
Living / Dining Room
Kitchen
Double Bedroom with storage
Bathroom

- **NO UPPER CHAIN**
- **IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY**
- **RESIDENTS PARKING**
- **MODERN KITCHEN AND BATHROOM**
- **ONE BEDROOM**
- **GROUND FLOOR**
- **WALK TO STATION AND TOWN CENTRE**



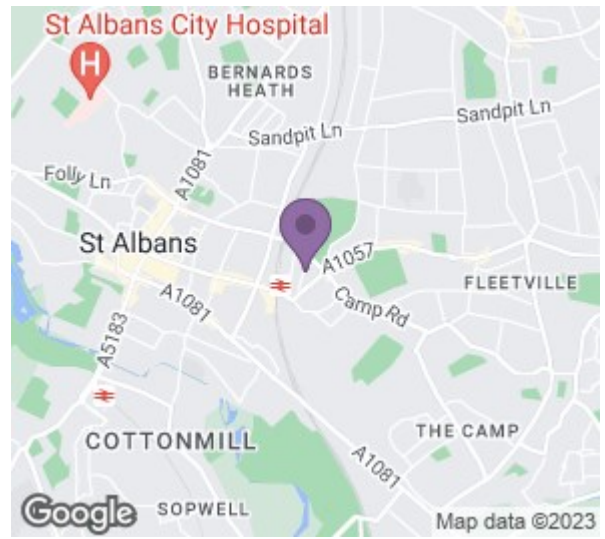
Ground Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 44.9 sq. metres (482.9 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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (38-54) E | | 67 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (38-54) E | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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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