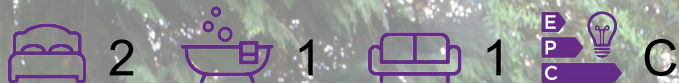




## 2 Dorcas Court, Old London Road, St. Albans, AL1 1PW

Asking Price £375,000



**NO UPPER CHAIN!** A two double bedroom mid floor apartment ideally located within walking distance of St Albans City Station and Town Centre. The property has been redecorated through and benefits from newly fitted bathroom and private allocated garden space. Purchase of garage available by separate agreement. Ideal first time or investment purchase.

Leasehold Tenure with 126 years remaining.  
Annual Ground Rent: £125.00.  
Annual Service Charge: £1500.00.  
Council Tax Band C.

**Entrance Hall**  
**Open plan Kitchen / Living Room**  
**Two Double Bedrooms**  
**Bathroom**  
**Allocated Garden**

- NO UPPER CHAIN
- NEWLY REDECORATED
- LONG LEASE
- PRIVATE USE OF ALLOCATED GARDEN
- TWO DOUBLE BEDROOMS
- WALK TO STATION AND TOWN CENTRE



## Second Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



Total area: approx. 44.8 sq. metres (482.1 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			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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