



**2a Dorcas Court, Old London Road, St. Albans, AL1 1PW**  
**Asking Price £225,000**



**NO UPPER CHAIN!** A one double bedroom top floor apartment ideally located within walking distance of St Albans City Station and Town Centre. The property has recently been completed and benefits from newly fitted kitchen, shower room 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 TBC.

**Entrance Hall**  
**Kitchen / Reception Room**  
**Bedroom**  
**En Suite Wet Room**

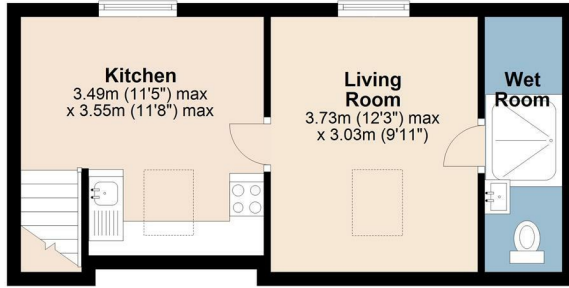
- NO UPPER CHAIN
- LONG LEASE
- PRIVATE USE OF ALLOCATED GARDEN
- ONE BEDROOM
- WALK TO STATION AND TOWN CENTRE
- RECENTLY COMPLETED LOFT APARTMENT





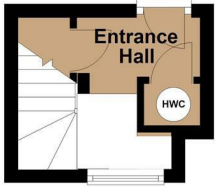
### Top Floor (restricted height)

Approx. 28.8 sq. metres (309.9 sq. feet)



### Flat Entrance

Approx. 5.6 sq. metres (60.4 sq. feet)



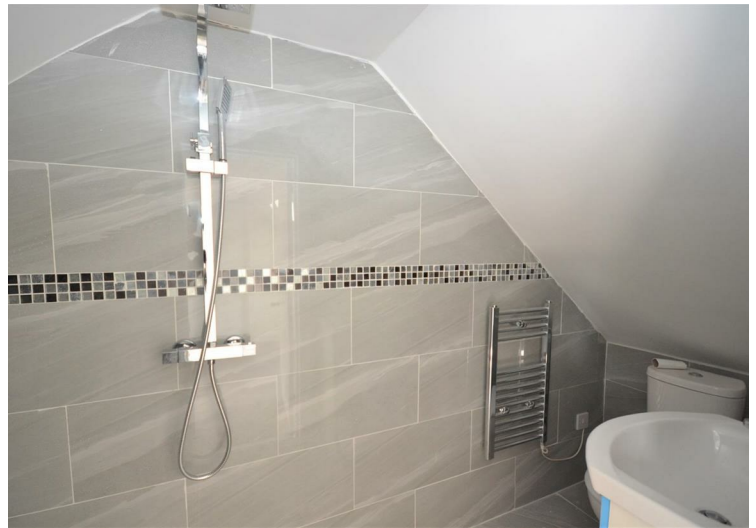
Total area: approx. 34.4 sq. metres (370.4 sq. feet)

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
61	61

Environmental Impact (CO <sub>2</sub> ) 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.

16 London Road, St Albans, Hertfordshire, AL1 1NG  
Tel: 01727 581239 Email: sales@spaceestates.com  
www.spaceestates.com

