



## 2 Scholars Court, High Street, St. Albans, AL4 0PQ

Asking Price £225,000



**NO UPPER CHAIN!** A well presented one bedroom ground floor apartment located in the popular Village of Colney Heath. The property benefits from ample residents parking and communal garden. Ideally situated for motorway links and access into St Albans Town Centre.

Leasehold Tenure with 142 years remaining.  
Annual Ground Rent: £45.00.  
Annual Service Charge: £630.00.  
Council Tax Band B.

**Entrance Hall**

**Living / Dining Room**

**Kitchen**

**Double Bedroom with fitted storage**

**Bathroom**

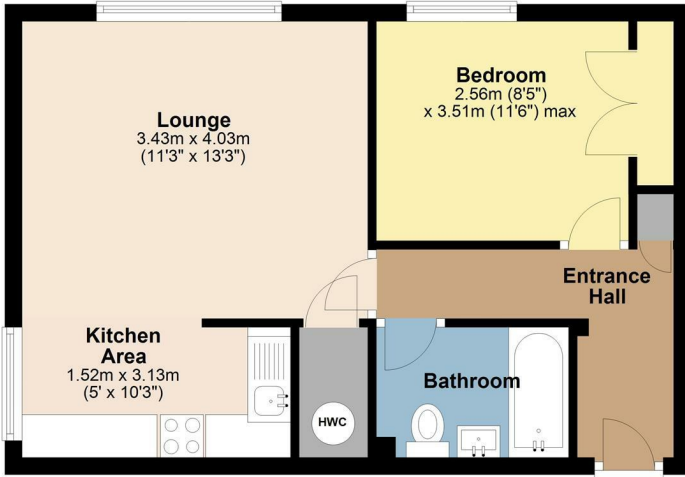
**Communal Garden**

**Residents Parking**

- NO UPPER CHAIN
- LONG LEASE LENGTH
- LOW COST GROUND RENT AND SERVICE CHARGE
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- RESIDENTS PARKING
- COMMUNAL GARDEN
- ONE BEDROOM
- GROUND FLOOR



## Ground Floor



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(38-54) E		78	(38-54) E
(21-38) F	45		(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales



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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