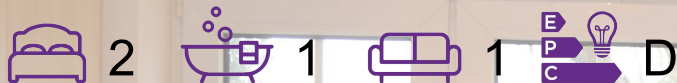**space** estates.com

45 Westminster Court, St Albans, AL1 2DX
Offers In The Region Of £375,000
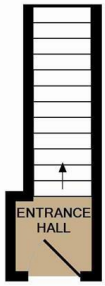
🛏 2   🛁 1   🛋 1   EPC D

NO UPPER CHAIN! A spacious two double bedroom first floor maisonette situated within the popular residential cul-de-sac of Westminster Court. Ideally located within walking distance of the Town Centre, Abbey Flyer and St Albans City Station. The property benefits from ample residents parking and communal grounds.

Leasehold - Share of Freehold: 978 years remaining
Ground Rent per annum: £0
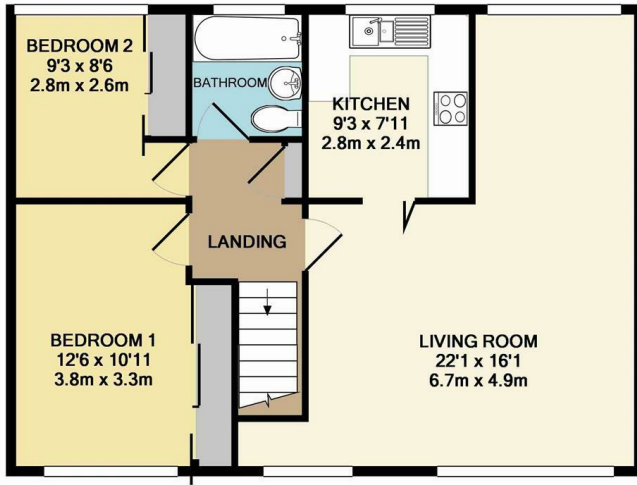Service Charge per annum: £710.00
Council Tax Band: D
EPC Grade D

Entrance Hall

Fully Fitted Kitchen

Dual Aspect Sitting / Dining Room

Two Double Bedrooms

Bathroom

Communal Grounds

Ample Parking

- NO UPPER CHAIN

- LONG LEASE LENGTH

- MAISONETTE

- TWO DOUBLE BEDROOMS

- WALK TO STATION

- IDEAL FIRST TIME OR

  INVESTMENT PURCHASE

Floor Plan

ENTRANCE HALL

GROUND FLOOR
APPROX. FLOOR
AREA 45 SQ.FT.
(4.2 SQ.M.)

N

BEDROOM 2
9'3 x 8'6
2.8m x 2.6m

BATHROOM

KITCHEN
9'3 x 7'11
2.8m x 2.4m

LANDING

BEDROOM 1
12'6 x 10'11
3.8m x 3.3m

LIVING ROOM
22'1 x 16'1
6.7m x 4.9m

1ST FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(62.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 712 SQ.FT. (66.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2013

Verulamium Museum
St Albans
Verulamium Park
ST STEPHENS
SOPWELL
ST JULIANS
Google Map data ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	68	76

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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