



Flat 8, Sunbury Court College Road, St. Albans, AL1 5PJ  
Asking Price £259,995





NO UPPER CHAIN! A well-presented one-bedroom top floor apartment. This popular development is ideally situated for access to the Town Centre and is located one mile from St Albans City Station.

Accommodation comprises of; Entrance Hall, spacious Living Room, Double Bedroom with fitted storage, Modern fitted Kitchen and Bathroom. The Property also benefits from allocated and visitor parking.

Ideal first time buyer or investment purchase.

Leasehold Tenure with 91 years remaining.

Ground Rent £100.00 per annum.

Service Charge £1517.52 per annum.

Council Tax Band C.

- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM
- ONE MILE FROM ST ALBANS CITY STATION
- BRIGHT MODERN TOP FLOOR APARTMENT
- ALLOCATED PARKING AND VISITOR BAY
- LEASEHOLD WITH 91 YEARS REMAINING

**Entrance Hall**

**Living Room**

**Kitchen**

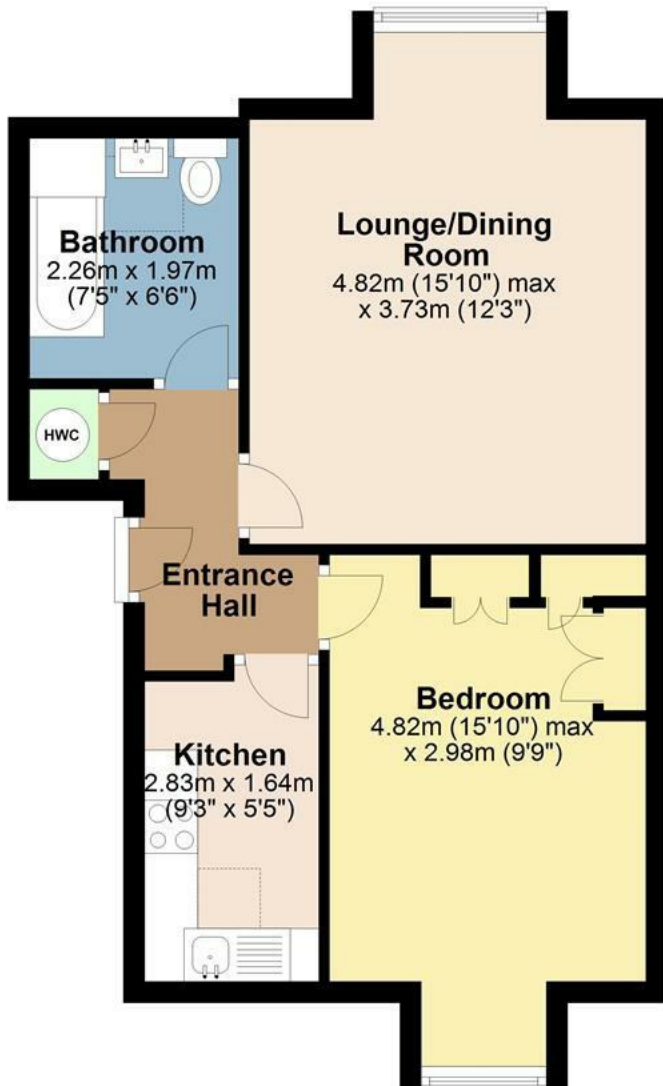
**Double Bedroom with fitted storage**

**Bathroom**



## Second Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



Total area: approx. 43.9 sq. metres (472.7 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	74
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		
(39-54)	E		
(21-38)	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 company'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](mailto:sales@spaceestates.com)  
[www.spaceestates.com](http://www.spaceestates.com)