
 2 Bedrooms

 2 Bath/Shower Rooms

 1 Reception Room

 Allocated Parking

 Private Terrace & Communal Gardens

 EPC Band C

Council Tax
Band: D £2,155.11 (2024/2025)

Local Authority
St Albans City & District
Council

Tenure: Leasehold, 125 years
from 24th June 2017
Service Charge: £188 pcm
Ground Rent: £400 pa

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for life's great moves

London House, London Road, St. Albans, AL1 1TA
Guide Price £475,000 Leasehold

London House, London Road, St. Albans

An impressive and rarely available two bedroom, two bathroom ground floor apartment with a top quality finish, allocated off-street parking, private terrace and large communal gardens, situated in one of St Albans most premier gated developments.

🏡 Stunning Contemporary Ground Floor Apartment

🏡 Spacious Living Room with Doors Onto Terrace

🏡 High Quality Kitchen & Integrated Appliances

🏡 Two Double Bedrooms

🏡 Allocated Residents Parking

🏡 Private Terrace + Communal Gardens

🏡 Close to St Albans City Centre & Mainline Station

Description

This modern and contemporary building is 0.8 miles from the City Station which has fast and frequent direct links to Kings Cross St. Pancras. There is a video entry phone and secure entry gate which leads to the allocated parking space. The impressive front door leads to the entrance hall which has contemporary lighting and a lift to all floors. The living room of this apartment is spacious and has sliding doors which lead out onto a private terrace. The kitchen has high-quality integrated appliances, under-counter lighting and there is a door into the utility room. The principal bedroom has a contemporary en-suite bathroom and fitted wardrobes. Bedroom two is an excellent size and is serviced by second bathroom suite. The rear communal garden is approximately 130ft long and has a large lawned area, an alfresco dining terrace with a BBQ and resident's allotments. There is also a gate that leads out to Foxcroft Park.

Location

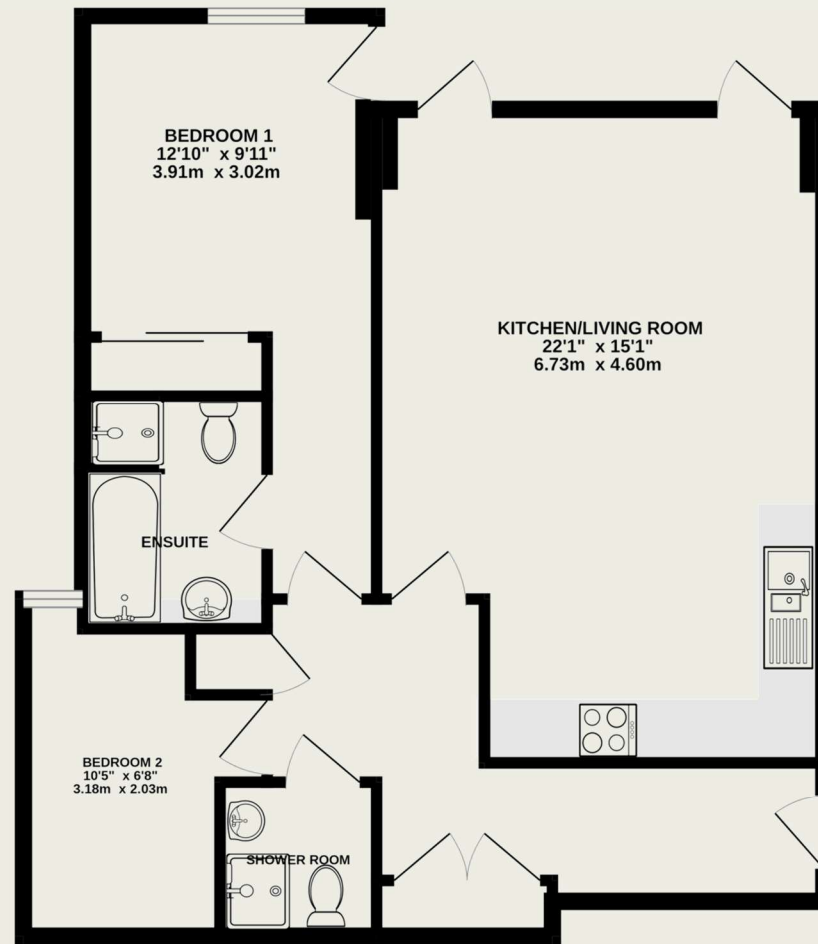
London House is located just 0.8 miles from the City station and close to the road network in and out of the City. This luxury apartment is ideal for commuters or downsizers.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.

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