



Flat 11 The Larches, Milford Close, St. Albans, AL4 9JZ
Asking Price £230,000

A well-presented one-bedroom top floor apartment.

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estates.com

NO UPPER CHAIN! A well-presented one-bedroom top floor apartment. Ideally situated within a quiet cul-de-sac in the Jersey Farm area of St Albans.

The property offers good sized accommodation briefly comprising; entrance hall with built in storage cupboard and entryphone, open plan modern kitchen / dining / living room with a large bay window providing views of the well-maintained communal garden, master bedroom, modern shower room with built in storage, loft for storage, allocated parking space.

Jersey Farm is located to the Northeast side of St Albans and benefits from its own parade of shops, doctor's surgery, and dentist. The Town Centre and St Albans City Station are a short journey easily accessed either by car or public transport.

Leasehold Tenure with 89 years remaining.

Ground Rent £0 per annum.

Service Charge £1,187 per annum.

Council Tax Band C.

- NO UPPER CHAIN
- WELL PRESENTED TOP FLOOR APARTMENT
- GOOD SIZED ACCOMODATION
- ALLOCATED PARKING
- LARGE COMMUNAL GARDEN
- ENTRYPHONE SYSTEM
- EASY ACCESS TO TOWN CENTRE
- IDEAL INVESTMENT PURCHASE

Entrance Hall with built in storage

Open plan Kitchen / Living / Dining Room

18'4" x 13'0"

Master Bedroom

10'9" x 9'1"

Bathroom with built in storage



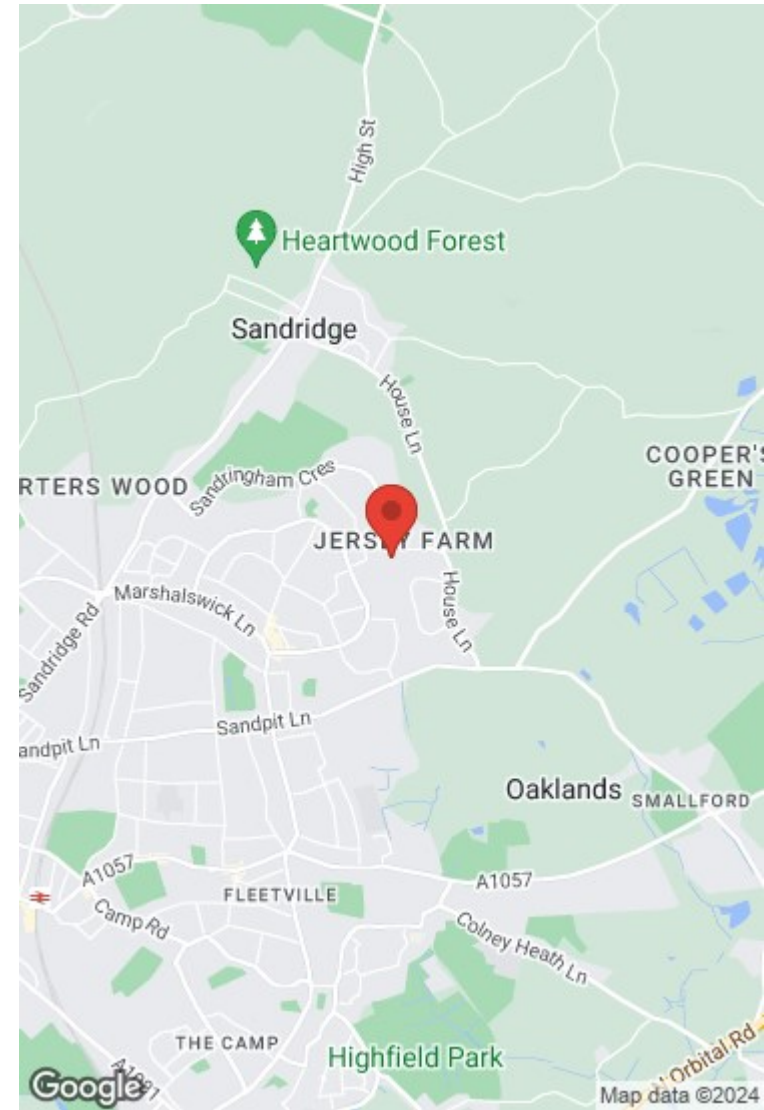
First Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



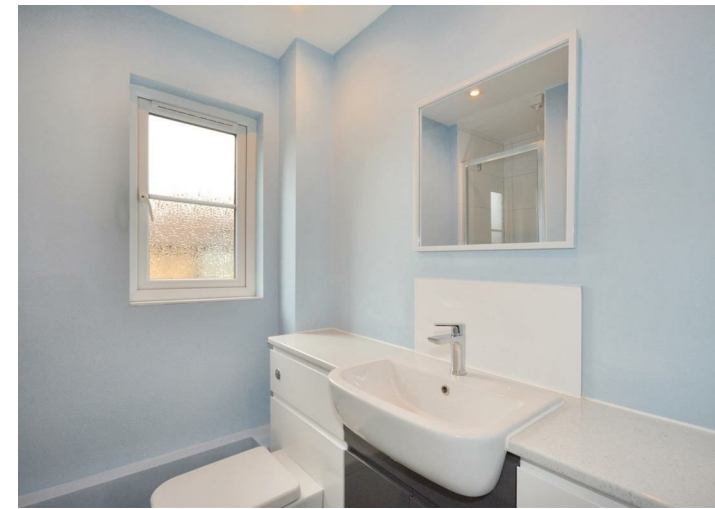
Total area: approx. 36.6 sq. metres (394.0 sq. feet)

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			
		65	69
		EU Directive 2002/91/EC	
		England & Wales	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		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 company's employment has the authority to make or give any representation or warranty in respect of the property.

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