



38 Davys Close, Wheathampstead, AL4 8TL
Asking Price £275,000

A three-bedroom apartment located in a quiet cul-de-sac location.

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estates.com

NO UPPER CHAIN! We are delighted to offer for sale this three-bedroom apartment located in a quiet cul-de-sac location. A well-presented three double bedroom apartment situated on the top floor of this purpose-built block, located in the popular village of Wheathampstead. The property was refurbished in 2022 including new kitchen and flooring throughout. The property can be sold either with Tenants in situ or with vacant possession, perfect for potential buy-to-let investors or first-time buyers.

The internal accommodation comprises; entrance hallway with two large built-in cupboards providing ample storage; large living room; kitchen; three double bedrooms; bathroom; separate WC. Further benefits include large external storage cupboard located directly across the landing, gas central heating, double glazing, residents parking and communal gardens.

The Village of Wheathampstead is located to the north of St Albans and provides several options for primary schooling, a variety of shops, restaurants and pubs as well as a chemist, doctors surgery, dentist, church and library. Harpenden, St Albans, Welwyn Garden City and Luton are all within a short drive away. This offers a wider variety of shops and leisure facilities in easy reach, as well as motorway connections and mainline rail services taking you directly into London.

Leasehold Tenure with 89 years remaining.
Ground Rent £10.00 per annum.
Service Charge £1150.00 per annum.
Council Tax Band B.



- NO UPPER CHAIN
- FULLY REFURBISHED IN 2022
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE
- RESIDENTS PARKING AND COMMUNAL GARDENS
- SHORT DRIVE TO ST ALBANS, HARPENDEN, WELWYN GARDEN CITY AND LUTON
- THREE BEDROOM APARTMENT
- QUIET CUL-DE-SAC LOCATION
- STORAGE UNIT INCLUDED
- IDEAL LOCATION FOR SCHOOLING AND LOCAL AMENITIES

Entrance Hall with two large built-in cupboards

Large Living Room

Kitchen

Three Double Bedrooms

Bathroom

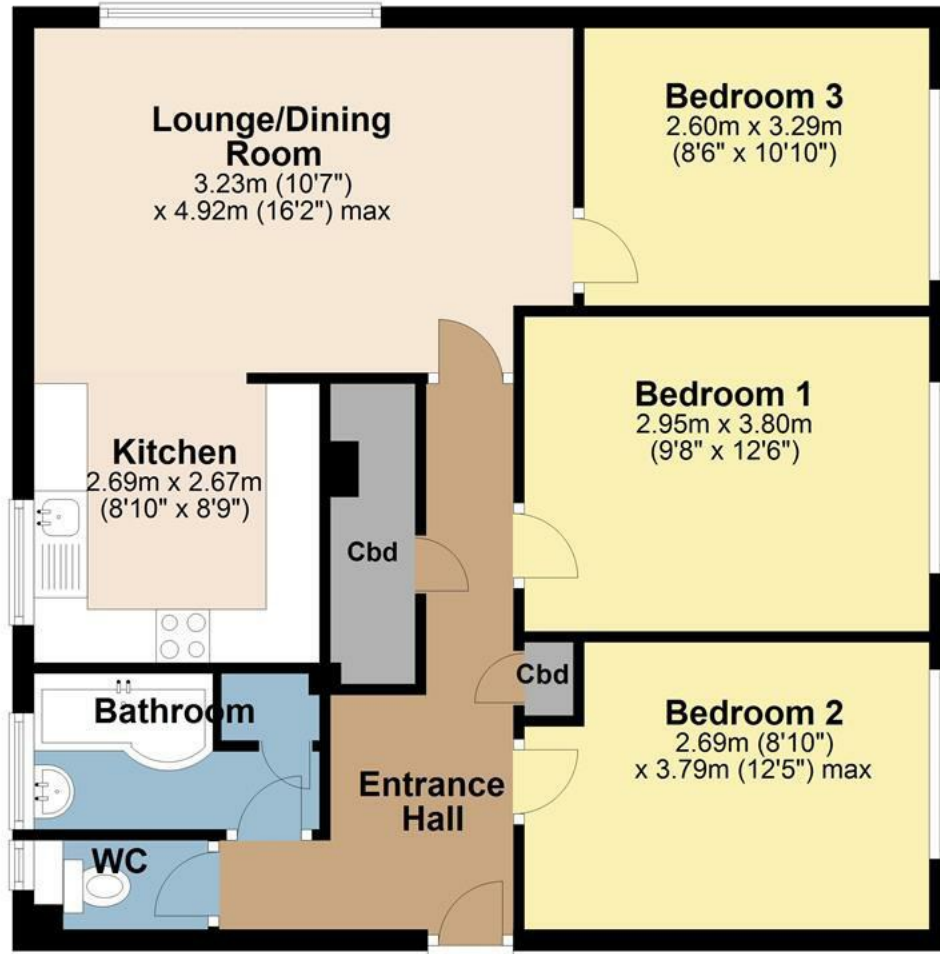
Separate WC

External Storage Room within the block



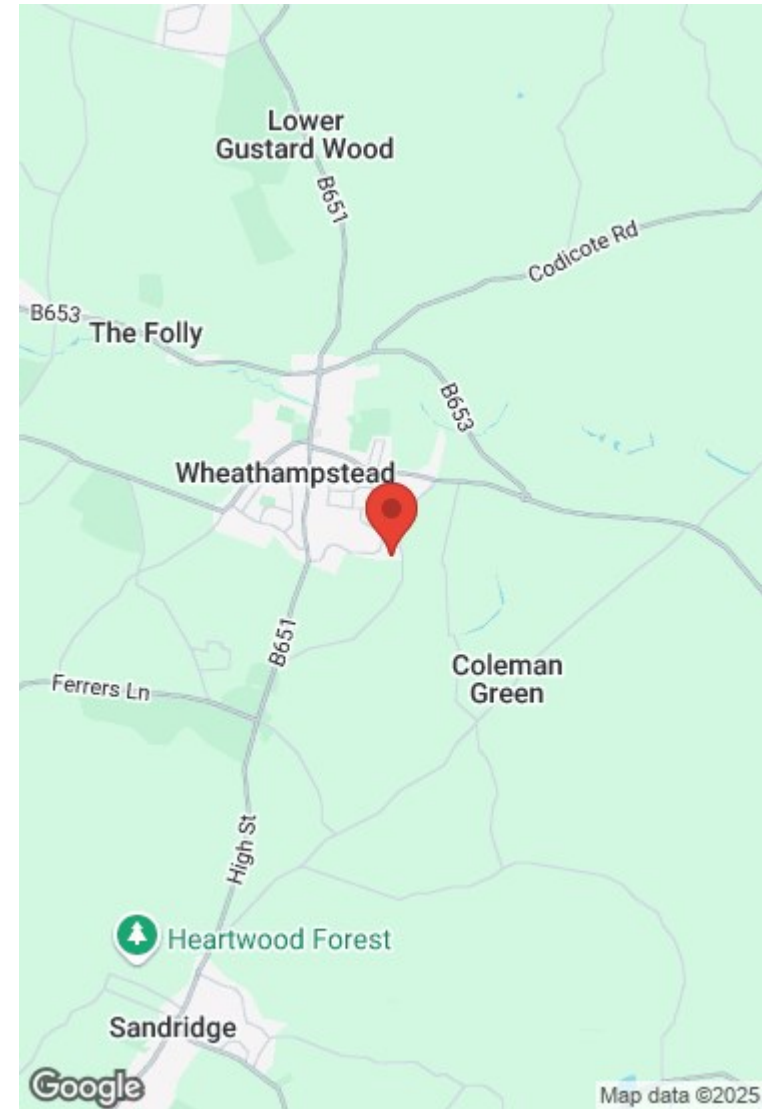
Second Floor

Approx. 70.3 sq. metres (756.8 sq. feet)



Total area: approx. 70.3 sq. metres (756.8 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		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
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.

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