



**8 Canterbury Court, Battlefield Road, St. Albans, AL1 4DX**  
**Asking Price £235,000**



**NO UPPER CHAIN!** A one-bedroom ground floor apartment in a central sought-after location. The property is ideally situated within walking distance of the Town Centre and St Albans City station. Ideal investment or first-time buyer purchase.

Benefitting from an allocated parking space, security entry-phone system to communal hallway and long lease length. Accommodation comprises; entrance hallway; kitchen with appliances; living room; double bedroom; modern bathroom with shower.

Leasehold Tenure from May 1981 to May 2229.  
Council Tax Band C.  
Service Charge per annum £1,632.  
Ground Rent per annum £0.

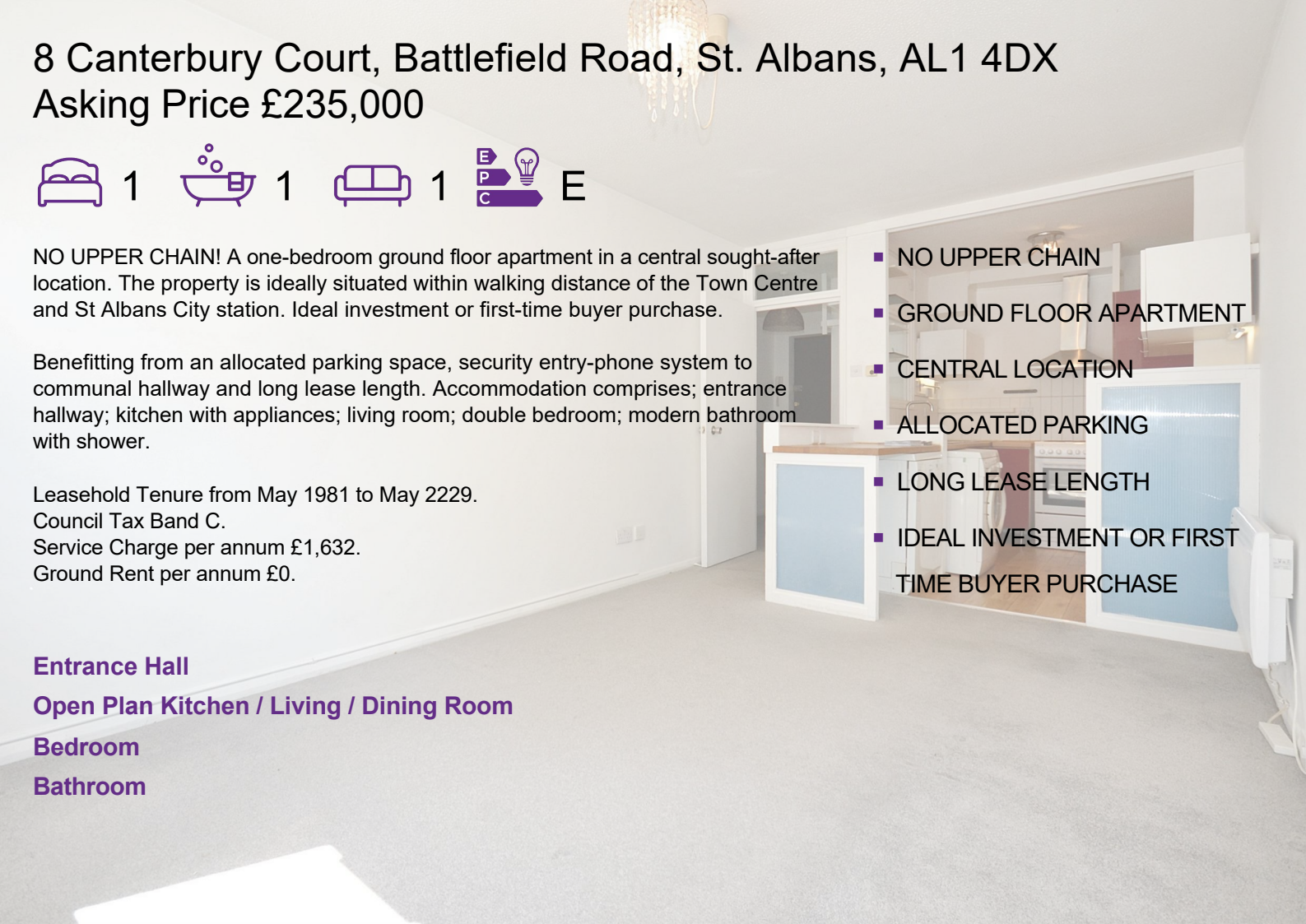
- NO UPPER CHAIN
- GROUND FLOOR APARTMENT
- CENTRAL LOCATION
- ALLOCATED PARKING
- LONG LEASE LENGTH
- IDEAL INVESTMENT OR FIRST TIME BUYER PURCHASE

**Entrance Hall**

**Open Plan Kitchen / Living / Dining Room**

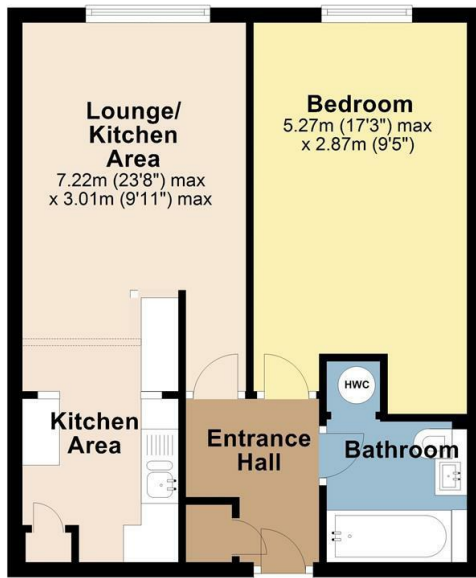
**Bedroom**

**Bathroom**



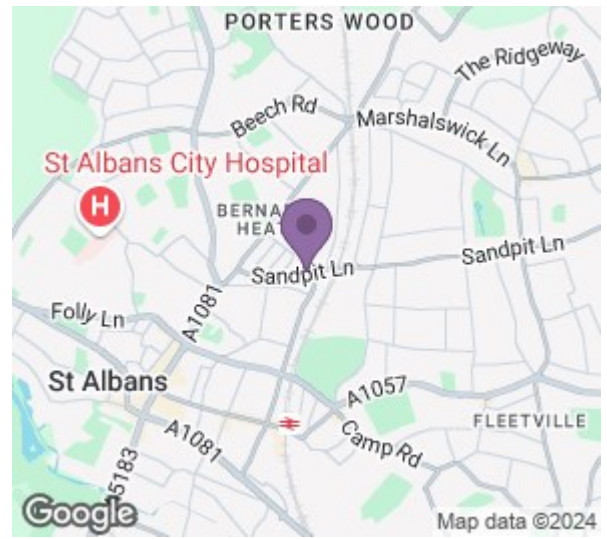
## Ground Floor

Approx. 43.6 sq. metres (469.7 sq. feet)

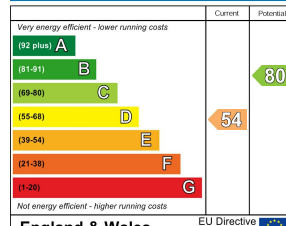


Total area: approx. 43.6 sq. metres (469.7 sq. feet)

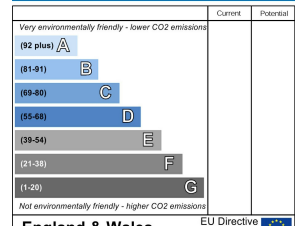
This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.  
Plan produced using PlanUp.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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