



12 Christchurch Close Worley Road, St Albans, Hertfordshire, AL3 5NT
Asking Price £240,000



OFFERED WITH NO UPPER CHAIN! A first-floor studio apartment set within a popular town centre cul-de-sac development. The property benefits from an allocated parking space as well as visitor parking, loft space and well-maintained communal grounds. Conveniently located within walking distance of St Albans City Station and extensive local amenities.

Share of Freehold Tenure
Lease of 54 years remaining
Ground Rent £0 per annum
Service Charge £1336 per annum
Council Tax Band B

- NO UPPER CHAIN
- ALLOCATED PARKING
- COMMUNAL GROUNDS
- IDEAL INVESTMENT PURCHASE
- ST ALBANS CITY STATION AND TOWN CENTRE WITHIN WALKING DISTANCE
- CENTRAL LOCATION

Living Room / Bedroom

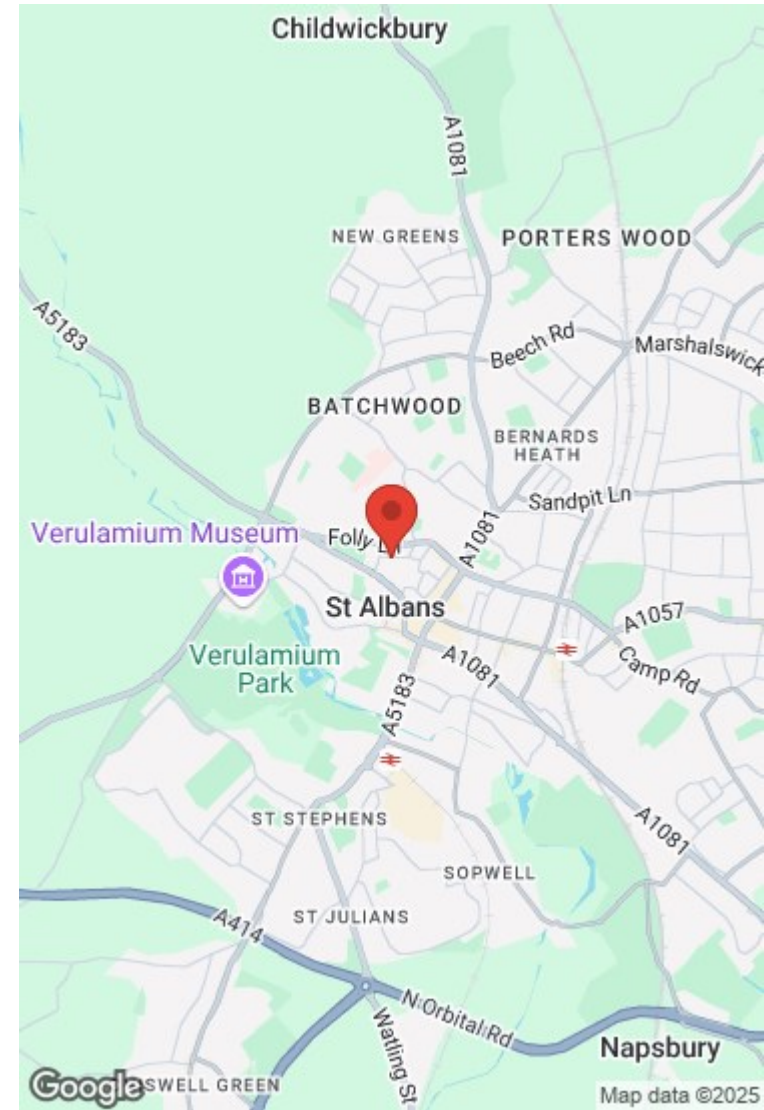
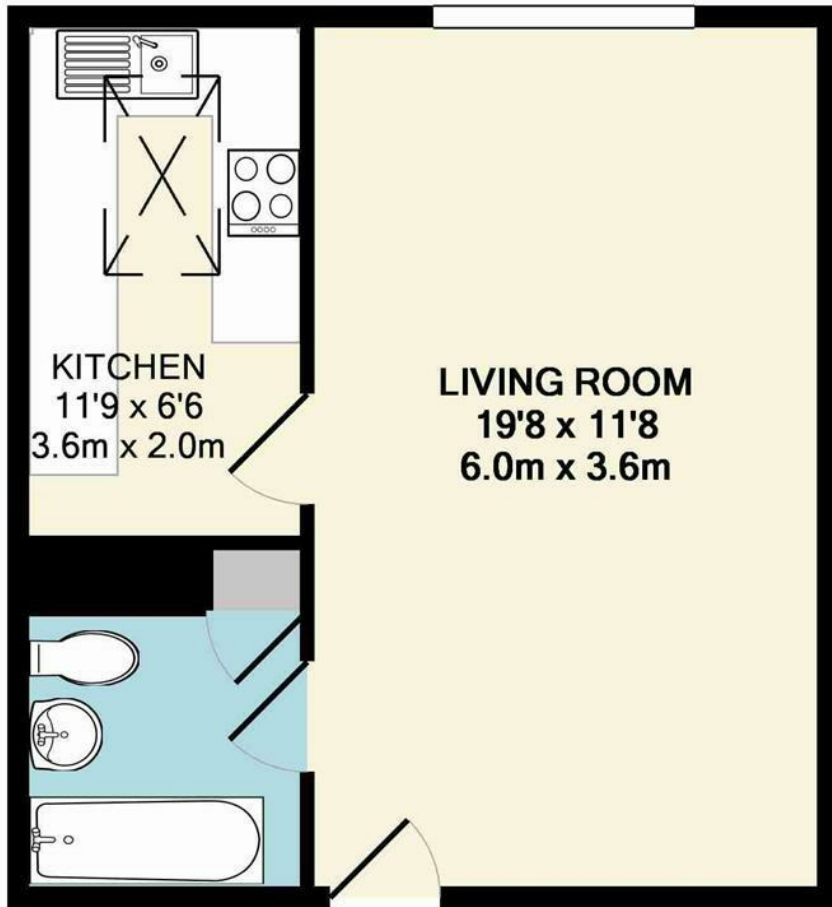
Kitchen

Bathroom

Allocated Parking

Communal Grounds





TOTAL APPROX. FLOOR AREA 349 SQ.FT. (32.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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		
	66	77
	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		
	60	72
	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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