



25 Windsor Court Park View Close, St Albans, Hertfordshire, AL1 5TT  
Asking Price £245,000

**space**  
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A well-presented leasehold apartment offered for sale with no upper chain, making it an ideal purchase for first-time buyers or investors. The property benefits from a long lease, allocated parking, and lift access to all floors.

Ideally located, the apartment offers easy access to St Albans station and the town centre, providing excellent transport links and a wide range of local amenities. Further benefits include gas-fired central heating and communal grounds.

The accommodation comprises entrance hall with a large built-in storage cupboard, kitchen and living room featuring French doors that open onto a balcony. Double bedroom with fitted wardrobes and an en suite bathroom, along with a separate WC.

Leasehold Tenure with 966 years remaining.

Ground Rent £50.00 per annum.

Service Charge £1723.24 per annum.

Council Tax Band C.

- NO UPPER CHAIN
- ALLOCATED PARKING
- EASY ACCESS TO STATION AND TOWN CENTRE
- COMMUNAL GROUNDS
- LONG LEASE LENGTH
- JULIET BALCONY
- LIFT TO ALL FLOORS
- GAS FIRED CENTRAL HEATING

### Entrance Hall

### Kitchen

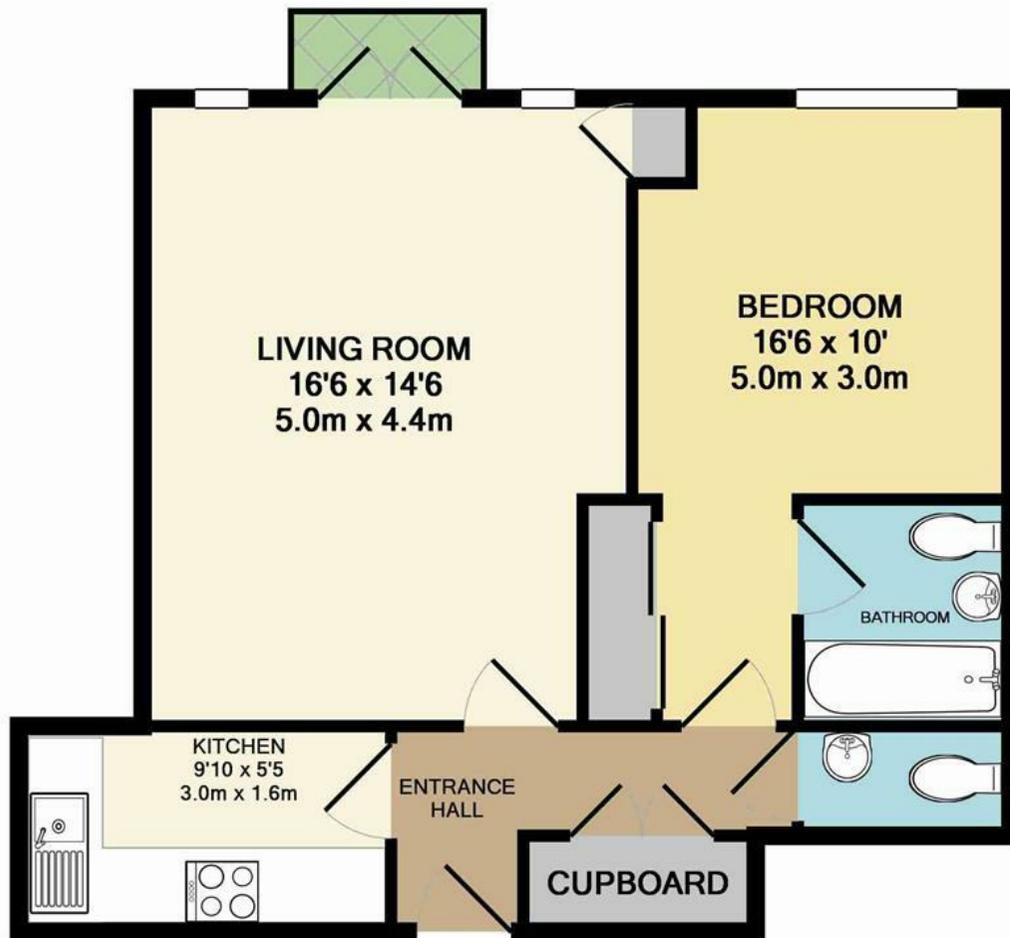
### Living / Dining Room

### WC

### Double Bedroom with En Suite and fitted wardrobes

### Allocated Parking Space

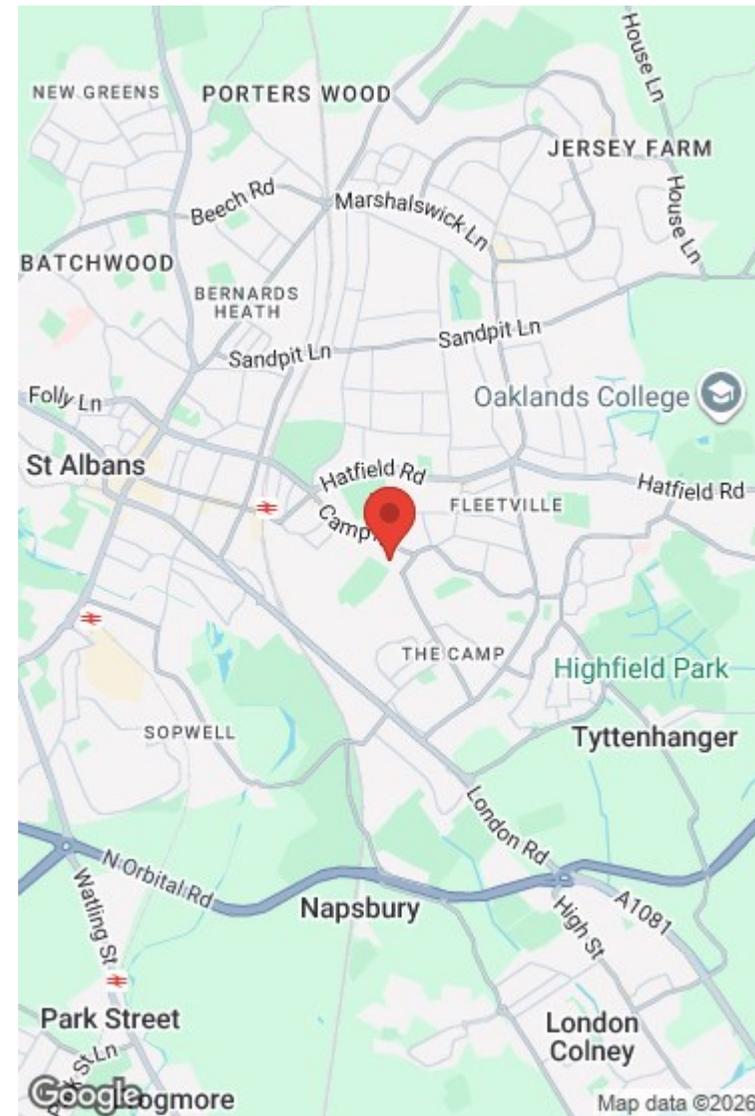




TOTAL APPROX. FLOOR AREA 506 SQ.FT. (47.0 SQ.M.)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	80
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	81	85
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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