

# Dexter Close

St. Albans, AL1 5WD



DORCHESTER COURT



# Dexter Close

St. Albans, AL1 5WD

£280,000

- One Double Bedroom
- Ground Floor Apartment
- With Easy Reach of St Albans City Station
  - Large Lounge/Diner
- Fitted Wardrobes in Bedroom
  - Bright & Airy Throughout
    - Fitted Kitchen
- Modern Bathroom Suite
  - Allocated Parking
    - Chain Free





# Dexter Close

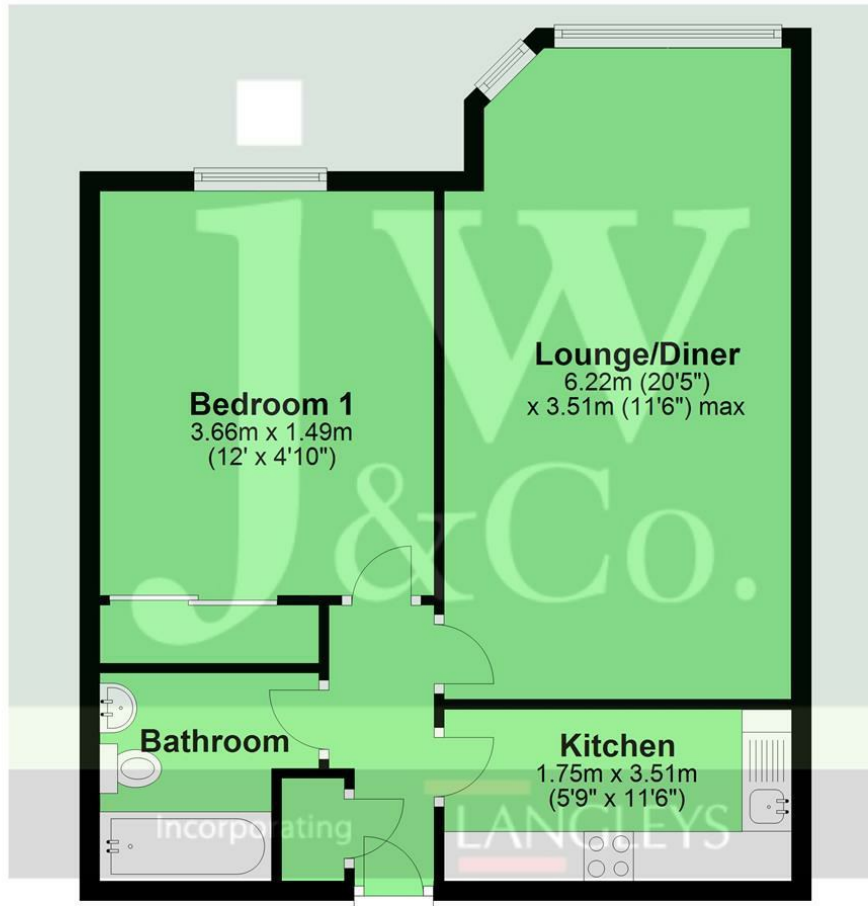
St. Albans, AL1 5WD

A perfectly placed one bedroom ground floor apartment situated within easy reach of St Albans City Station and local amenities. The property has a bright and airy feel throughout and is for sale chain free. The accommodation comprises, entrance hall, lounge/dining room, double bedroom with built in wardrobes, fitted kitchen and bathroom. Outside you have well maintained communal grounds and allocated parking.



# Ground Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



Entrance Hall

Lounge/Diner  
20'4" x 11'8" (6.22 x 3.56)

Kitchen  
11'6" x 5'8" (3.51 x 1.75)

Bedroom  
12'0" x 11'1" (3.66 x 3.38)

Bathroom

Total area: approx. 44.7 sq. metres (481.4 sq. feet)



| 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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| 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 |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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