



Benedictine Place, London Road, St. Albans, AL1







## The Property

A superb, two double bedroom first floor executive apartment, situated in a wonderful location in the heart of the city centre within a short walk of the mainline station to London St Pancras. Offered for sale chain free!

Situated in a favoured setting within the development the property boasts spacious accommodation throughout to include a welcoming entrance hallway, a large reception room with Juliette balcony open-plan to the kitchen, master bedroom with ensuite shower room, second double bedroom and bathroom. Further benefits include lift to all floors, secure underground car parking plus a resident's gym.

**Guide price £475,000**







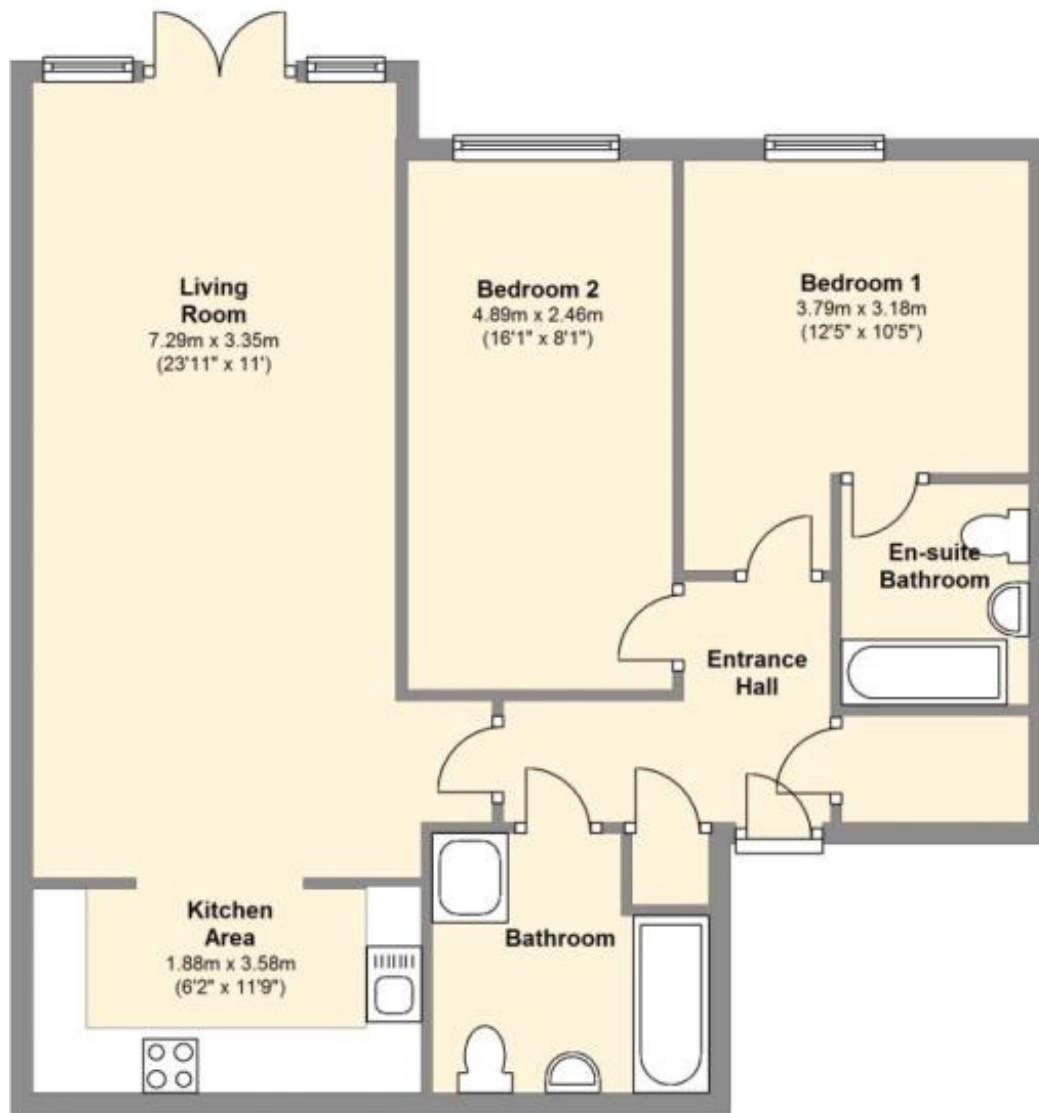
## Key Features

- Two Double Bedroom Luxury Apartment
- Spacious Accommodation
- Wonderful City Centre Location
- Walk To Mainline Station
- Lift
- Large Living Room With Juliette Balcony
- Master Bedroom with Ensuite Shower Room
- Second Double bedroom
- Bathroom
- Secure Underground Parking
- Residents Gym
- No Onward Chain









Total area: approx. 74.0 sq. metres (796.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	80	85
(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, Scotland & Wales	EU Directive 2002/91/EC	

- Leasehold, 155 years from 2002.
- Service charges: £2,850 per annum.
- Ground rent: £290.00 per annum.

**Disclaimer:**

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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