



Eastbury Court, St. Albans, AL1



Key Features

- Spacious City Centre Apartment
- Benefiting From A Long Lease
- Private Garage
- Residents Parking
- Two Good-Sized Bedrooms
- Large Living/Dining Room
- Walk To City Centre
- Well Kept Communal Grounds
- Walk To Station
- Chain Free

The Property

A wonderful, two bedroom ground floor apartment, benefiting from a garage, resident parking and a long lease (share of freehold), set in well-kept communal grounds, just a short walk of the city centre and mainline station to London St Pancras.

The property provides spacious accommodation throughout to include a communal entrance lobby with entry phone system , private hallway, light filled living/dining room, large master bedroom with built-in wardrobe, further good-sized second bedroom with built-in wardrobe, kitchen and bathroom. Well-kept communal grounds, private garage, and residents parking. Offered for sale CHAIN FREE!

Eastbury Court is situated close to St Albans city centre, within walking distance of mainline station, with its fast through services via St Pancras International (approx. 19 mins) to the City, Gatwick and beyond. Road users enjoy easy access to the M1, M25 and A1(M) and to airports at Heathrow, Luton and Stansted.

A viewing is highly recommended!

Guide £365,000

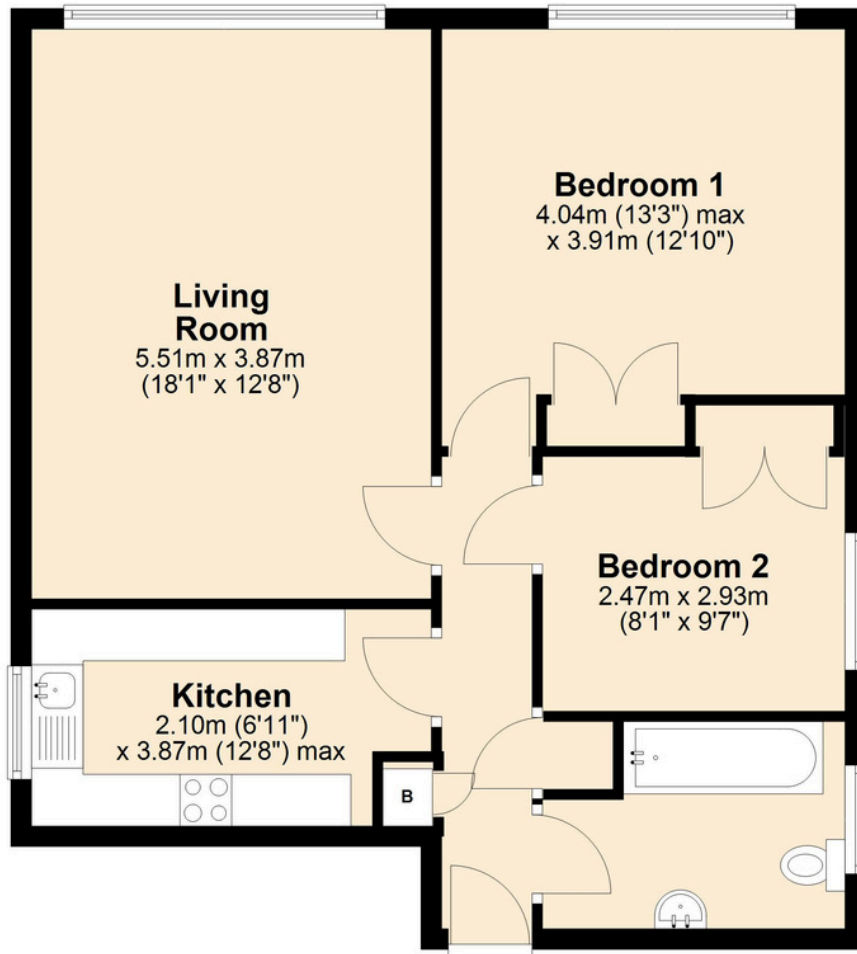






Ground Floor

Approx. 64.6 sq. metres (695.8 sq. feet)



Total area: approx. 64.6 sq. metres (695.8 sq. feet)

Plan created by Fullbrook & Floor Estate Agents. These measurements are an indication.
Plan produced using PlanUp.

Tenure

- Share of Freehold, 999 years from 1999.
- Service charges: £1,653 p/a.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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