



Alban Court, Burleigh Road
St. Albans, Hertfordshire, AL1



Beyond your expectations

A well presented 1 bedroom flat

Hamptons International

2 High St, St. Albans, Hertfordshire, AL3 4EL

Sales. 01727 890770

stalbans@hamptons-int.com

www.hamptons.co.uk

communal entrance | entrance hall | lounge/dining room | fitted kitchen | double bedroom | bathroom & separate wc | NO UPPER CHAIN

Guide Price £249,950 Leasehold

Description

A well presented one bedroom ground floor flat in the Camp area of St Albans, in Burleigh Road, just off Castle Road.

The flat comprises of an entrance hall, lounge/dining room, fitted kitchen, double bedroom, bathroom and separate WC, and is offered for sale with no upper chain.

Outside

Communal Grounds and allocated parking, with visitors spaces.

Location

The historical city of St Albans provides for a comprehensive range of shopping, restaurants and leisure facilities. Locally there is an excellent selection of schooling, both state and private. For the commuter, there is a train link to London St Pancras International and Kings Cross with interconnecting Eurostar service direct to Brussels and Paris.

The M25 is available at junction 21A connecting to the national motorway network. The surrounding countryside provides for an abundance of leisure activities including walking, riding, numerous golf courses, leisure centres and many areas of historical interest.

Additional Information

Local Authority: St Albans City & District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(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	

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Approximate Gross Internal Area
46.6 sq m / 502 sq ft

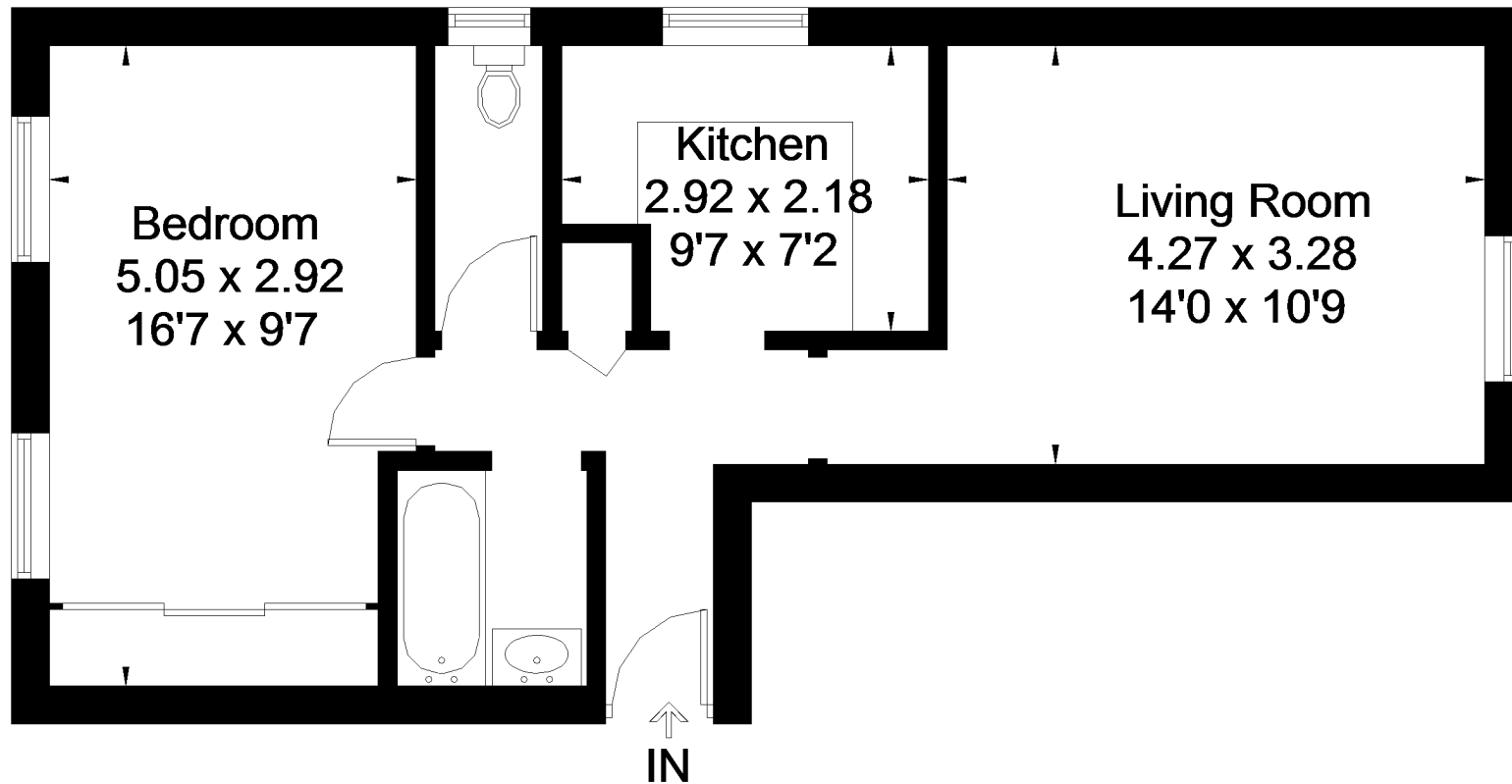


Illustration for identification purposes only. Not to scale
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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

