



Beaumonts, Hatfield Road
St. Albans, Hertfordshire, AL1

HAMPTONS
INTERNATIONAL

Beyond your expectations

First Floor retirement apartment EPC: C

Hamptons International

Hamptons International, 2 High St, St. Albans, Hertfo

Sales. 01727 890770

stalbans@hamptons-int.com

www.hamptons.co.uk

Communal entrance with lift | private entrance hall | sitting/dining room | fitted kitchen | double bedroom | shower room | communal gardens | onsite management

Guide Price £279,950 Leasehold

Description

A well presented first floor apartment in this popular development for the over 55's, ideally situated in Central St Albans on Hatfield Road.

The apartment benefits from a well cared for communal entrance area with a lift to all floors.

The accommodation briefly comprises of an entrance hall, 17ft sitting/dining room with bay window over looking the communal gardens at the rear, fitted kitchen with appliances, shower room and 16ft 7" double bedroom.

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 fast one stop train link to London St Pancras International and Kings Cross Station (fast train 19 mins) 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

St Albans District Council 01727 866100

Leasehold 125 years (Dec 1989)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(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
47.5 sq m / 511 sq ft

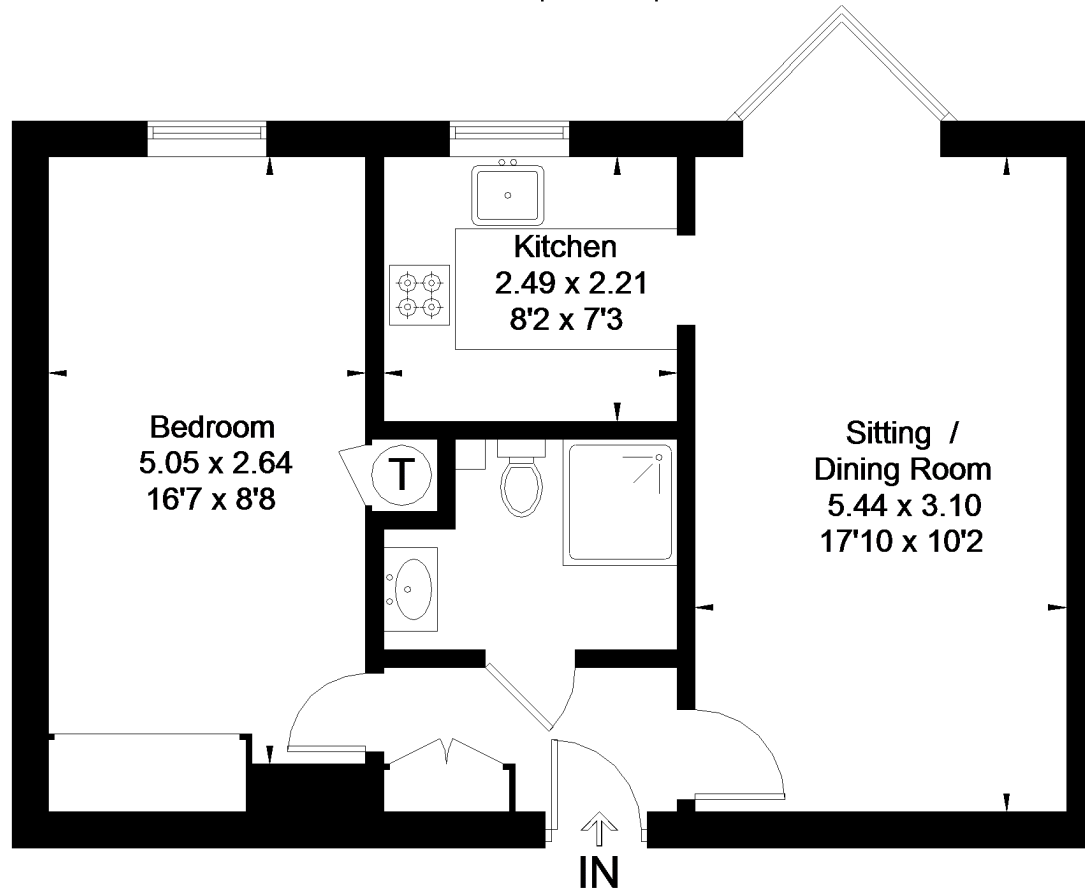


Illustration for identification purposes only. Not to scale
Ref. 167156

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.

