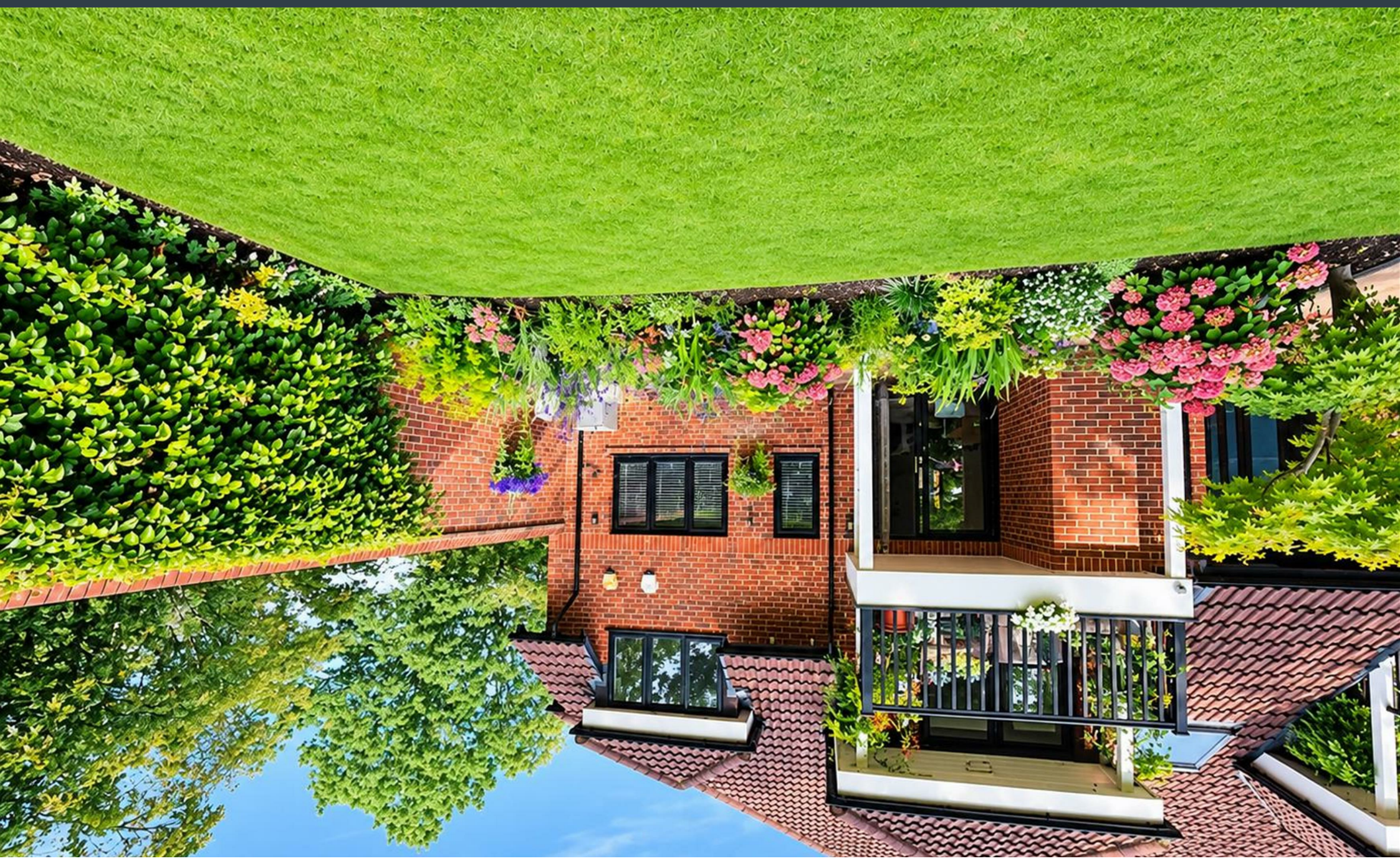
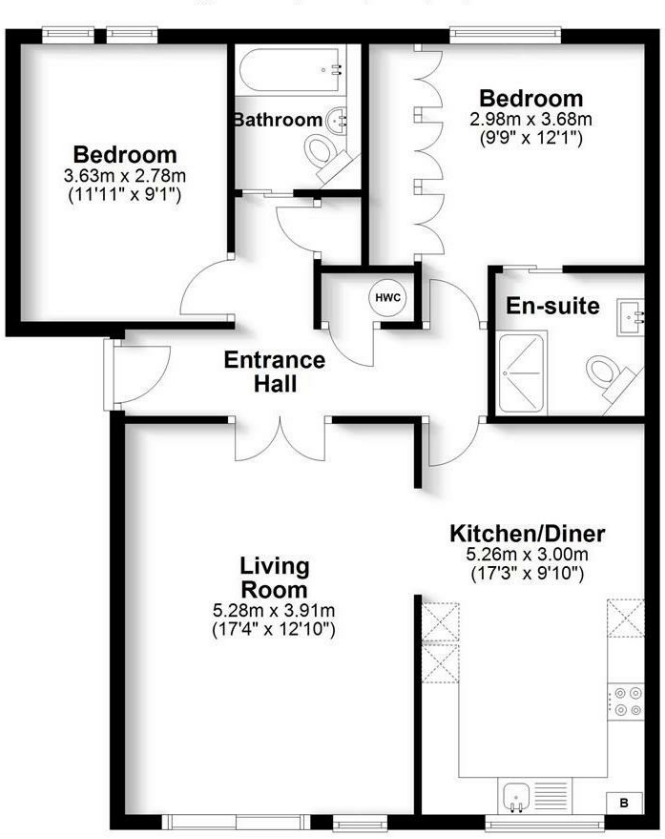


Ground Floor

Approx. 77.5 sq. metres (834.4 sq. feet)



Total area: approx. 77.5 sq. metres (834.4 sq. feet)

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

01727 836561
www.daniels.uk.net
sales@daniels.uk.net | lettings@daniels.uk.net
32 London Road, St Albans, Herts, AL1 1NG







Entrance Hall
Coved ceiling. Tiled flooring. Radiator. Airing cupboard and further storage cupboard.

Living Room
Double glazed sliding door leading to private patio area and window to front. Coved ceiling. Radiator. Tiled flooring. Opening onto-

Kitchen/Diner
Double glazed window to front. A modern range of wall and base mounted units with work tops over. Inset stainless steel sink with mixer tap. Integrated oven with electric hob and extractor fan over. Space for washing machine and fridge/freezer. Coved ceiling. Radiator. Tiled flooring. Wall mounted Worcester gas boiler.

Bedroom One
Double glazed window to rear. Coved ceiling. Radiator. Door to:-

En-Suite
A fully tiled shower room with glazed cubicle. Wash hand basin and WC. Chrome heated towel rail. Wall mirror. Extractor fan. Built in storage cupboard.

Bedroom Two
Double glazed window to rear. Coved ceiling. Radiator.

Bathroom
Double glazed window to rear. Fully tiled. Bath with mixer tap and shower attachment. Wash hand basin and WC. Wall mirror. Chrome heated towel rail.

Garage
A secure garage located within close proximity of the property with electric up and over door.

Parking
Ample secure parking for guests and residents.

Communal Grounds and Gardens
Beautifully maintained communal gardens extending to over six acres with a range of mature specimen trees and shrubs. Extensive lawned areas and gravel paths. Water feature with flower borders. Communal tennis court. Recycling and bin storage area. Brick built drying area.

Lease
The property will be sold with a new 999 year lease.

Service Charge
£3792 for the current year.

Ground Rent
N/A















