



20 Beaumonts, Hatfield Road, St. Albans, Hertfordshire AL1 3NN

£219,950

A bright FIRST FLOOR (with lift) one bedroom retirement flat with attractive outlook over almshouses to the front in this top quality development within easy walking distance of the city centre. The flats were purpose built by Bovis Homes to a high specification; there is a resident Manager contactable by alarm system weekdays and 24hr central call system out of hours and residents must be over 55. Benefits include an attractive communal lounge, well maintained communal gardens and on-site car parking. There is a guest flat available for visitors at a nominal overnight charge. This flat has had considerable refurbishment to the kitchen, a recently re-fitted bath/shower room, a new feature fireplace in the lounge, brand new carpets and full redecoration.

Accommodation Comprises Of

Communal front Entrance Door with security Entry Phone system.

Stairs To First & Second Floor

This flat is on the FIRST FLOOR. Door from landing to:

Private Entrance Hall

Night storage radiator. Storage cupboard. Intercom for entry phone and alarm call systems. Coved ceiling.

Lounge

17'8" (not includnig bay) x 10'2" (5.41 (not includnig bay) x 3.10)



Bay window to the front of the property with attractive views over almshouses. New feature fireplace with electric fire. Night storage radiator. Coved ceiling. Door to:

Kitchen

7'10" x 7'4" (2.41 x 2.24)



Part refurbished, with white fronted floor and wall units, brushed steel handles, new bowl + half white enamel sink with mixer tap, inset hob with cooker hood over, built in oven, space for fridge/freezer, white work surfaces, attractive complementary wall tiling. New ceiling spot lights. Window to the front of the property.

Bedroom

17'8" (including wardrobe) x 8'7" (5.41 (including wardrobe) x 2.62)



Door from Hall. Coved ceiling. Window to the front of the property. Night storage heater. Airing cupboard. Built in wardrobe.



Shower Room



Refitted with white inset wash hand basin, concealed flush w.c., FULL WIDTH LOW LEVEL BATH WITH HAND RAILS & BUILT IN SEAT, TWO SHOWER UNITS (one low level hand held, one wall mounted). Wall mounted cupboard.

Communal Lounge

Spacious and elegant, with feature fireplace. Coffee & tea making facilities. Patio door to communal outdoor seating & table area.

Exterior



Communal Gardens

WELL MAINTAINED, ATTRACTIVE AND SECLUDED COMMUNAL GARDENS with feature gazebo.

On Site Car Park

Maintenance & Service Charges

SERVICE CHARGES: *£285 approx. per month from 1st April 2020.

This covers the Manager service, water rates, Buildings Insurance, communal cleaning/gardening/electricity/Alarm system.

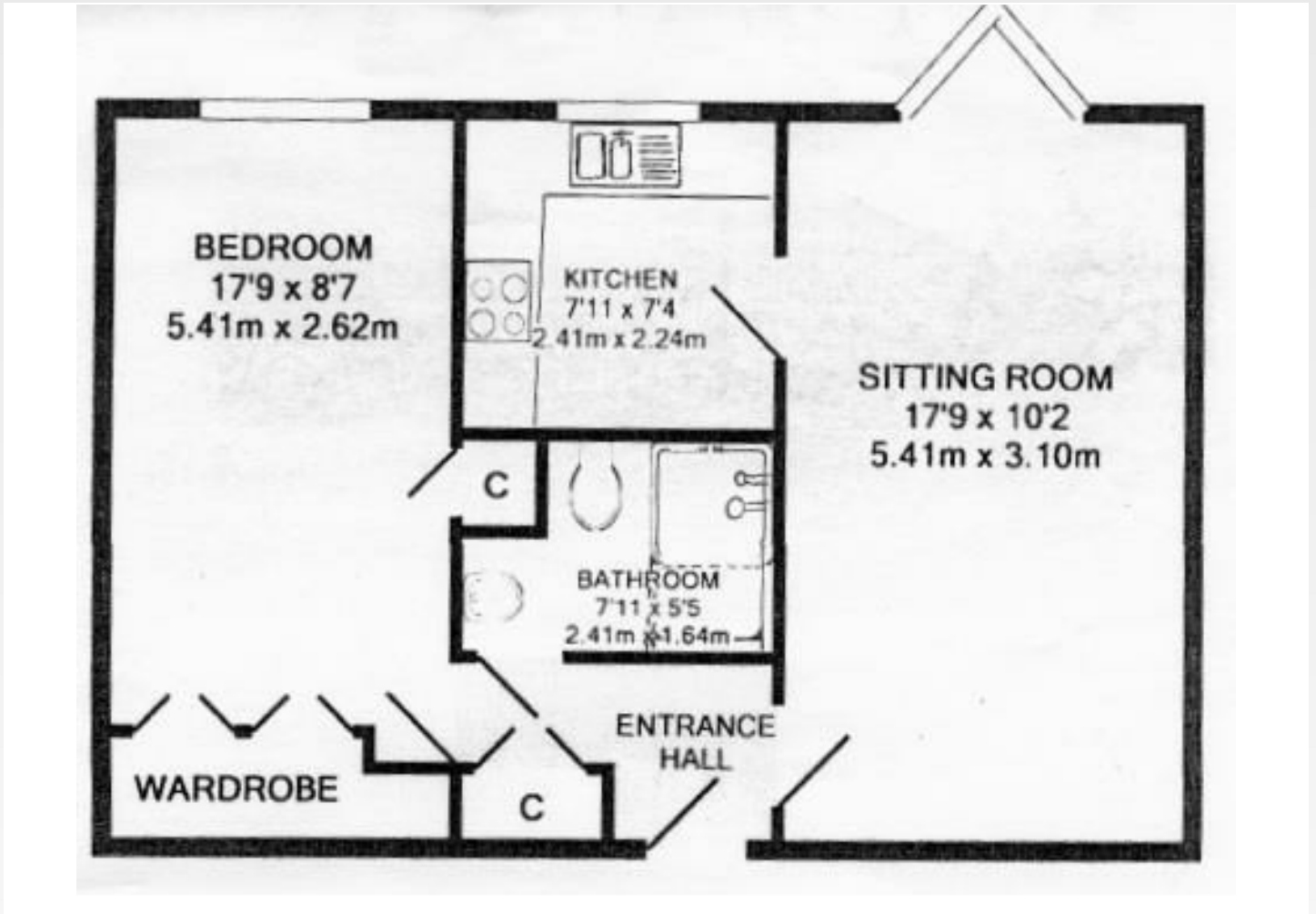
*The current figure will require verification from the vendor's solicitors.

Council Tax Band

Band D.

Viewings

By prior appointment please.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	88
(81-91) B			
(69-80) C			
(55-65) 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 CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



IMPORTANT INFORMATION: For clarification, we wish to inform the prospective tenant/purchaser that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The content of this publication is copyright of Let Me Ltd™ trading as Moulton Estates and Let Me Properties, 2017. Let Me™ Ltd Registered in England and Wales No. 06620607.