



Flat 4 Chatsworth Court Stanhope Road, St. Albans, Hertfordshire AL1 5BA

Asking price £260,000

Delightful GROUND FLOOR ONE BEDROOM APARTMENT conveniently located for commuters and the city centre.

Located just 500 yards from the ST ALBANS THAMESLINK MAINLINE STATION and just a short walk from ST ALBANS CITY CENTRE with lots of lovely shops and restaurants.

Benefitting from an ALLOCATED UNDERGROUND PARKING SPACE and well maintained communal areas. The property has a very long lease with nearly 1000 years remaining, and a low service charge with a healthy reserve fund.

This property is perfect for BUY-TO-LET INVESTORS AND FIRST-TIME BUYERS ALIKE.



Entrance Hall



Kitchen

9'8" x 5'8" (2.95 x 1.74)



Living/Dining Room

11'1" x 11'0" (3.38 x 3.36)



Bright and open living/dining room with Juliet balcony, access to the kitchen, and laminate flooring throughout.

Modern kitchen with space for washing machine, under-counter fridge, and freestanding cooker. Laminate flooring throughout

Modern Bathroom



Large modern bathroom with bath and shower-over-bath. Part tiled. With modern heated towel rail.



Double Bedroom

10'9" x 9'10" (3.29 x 3)



Reasonably-sized double bedroom with tonnes of built-in storage. Carpet throughout.

St Albans Area

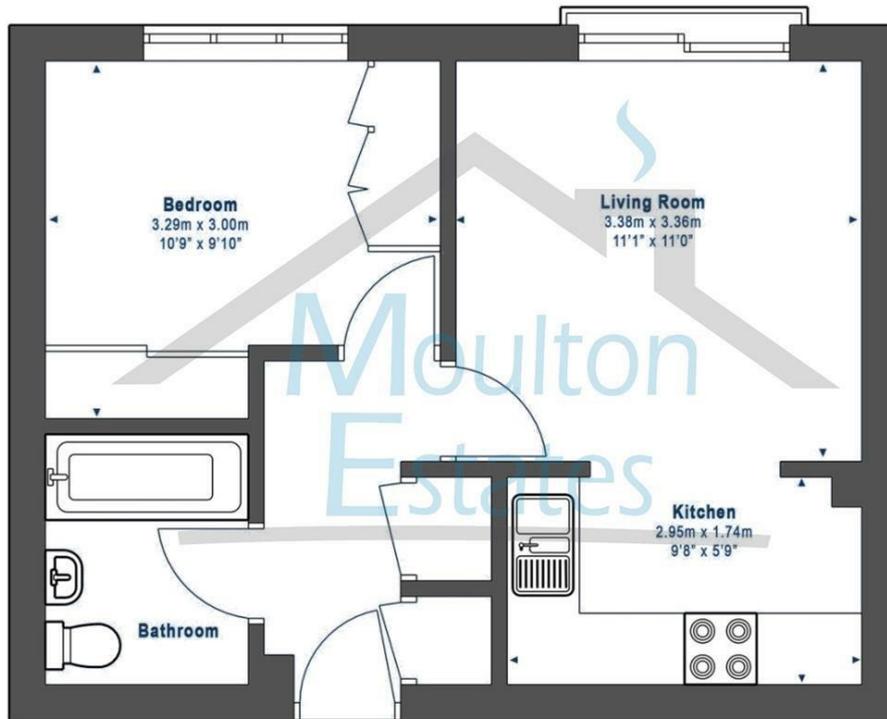
St. Albans is a city in the commuter belt north of London, England. Its vast centuries-old cathedral features medieval wall paintings. Nearby, Verulamium Park has ornamental lakes and the remains of the city's ancient Roman wall. Also here is the Verulamium Museum, displaying artefacts from the city's Roman past, including mosaics and the Sandridge Hoard of gold coins. A 2nd-century Roman theatre stands nearby. St Albans benefits from many excellent restaurants, pubs, shops, parks, schools, and is very well connected by rail and road.

Lease Information

The lease was renewed for 1000 years in 2018 and the service charge is just £245 per quarter with an additional £100 per quarter contribution to the reserve (sinking) fund.

Buy To Let Opportunity

In our opinion, this property is a fantastic Buy-To-Let Opportunity. We estimate the potential rent will be between £875 and £900 per month and that the property will be an attractive option to professional working tenants due to the excellent location.



Total Approx Floor Area 367 sq feet (34 sq meters)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | 59 |
| (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 | | | |
| (55-68) 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.