



## Portman House Therfield Road, St Albans, Hertfordshire, , AL3 6BN

Asking price £224,500

CHAIN FREE - NO STAMP DUTY FOR FIRST TIME BUYERS (conditions apply)

Situated in a quiet Cul-De-Sac location is this GROUND FLOOR one bedroom apartment. The property is offered in good condition throughout and comprises of a 16ft living room/diner, separate kitchen, MODERN bathroom and allocated parking. Located on the Northside of St Albans within walking distance to local amenities and a short bus ride (or 15 to 20-minute walk) to St Albans City centre and mainline railway station.

The property is currently rented to a professional tenant on an Assured Shorthold Tenancy agreement at £850 PCM. It would be perfect for a Buy-to-Let investor to purchase as an ongoing concern. However, the tenancy can be ended on short notice for a buyer who wishes to receive the property vacant.

### Accommodation Comprises Of

Obscured door to side

### Entrance Hall

Ceiling light point. Storage cupboard housing hot water tank. Power points. Fitted carpet. Doors to.

### Kitchen

10'5" x 7'2" (3.2 x 2.2)



Ceiling light point. Range of fitted wall and base units. Stainless steel sink unit with mixer taps. Four ring electric hob with built in oven and extractor fan. Space for fridge/freezer. Recess and plumbing for washing machine. Part tiled walls. Power points. Vinyl flooring.

### Lounge/Diner Area

16'0" x 10'8" (4.90 x 3.26)



Double glazed window to rear. Two ceiling light points. Smoke alarm. Television point. Telephone point. Power points. Storage heater. Fitted carpet.

### Master Bedroom

12'11" x 9'1" (3.95 x 2.78)



Double glazed window to rear. Ceiling light point. Television point. Power points. Electric storage heater. Fitted carpet.

### Bathroom

8'5" x 5'9" (2.58 x 1.77)



Obscured double glazed window to side. Ceiling light point. Extractor fan. Storage cupboards. Panel enclosed bath with mixer taps and hand shower above. Pedestal wash hand basin. Low level WC. Part tiled walls. Tiled flooring



## Exterior



## Parking



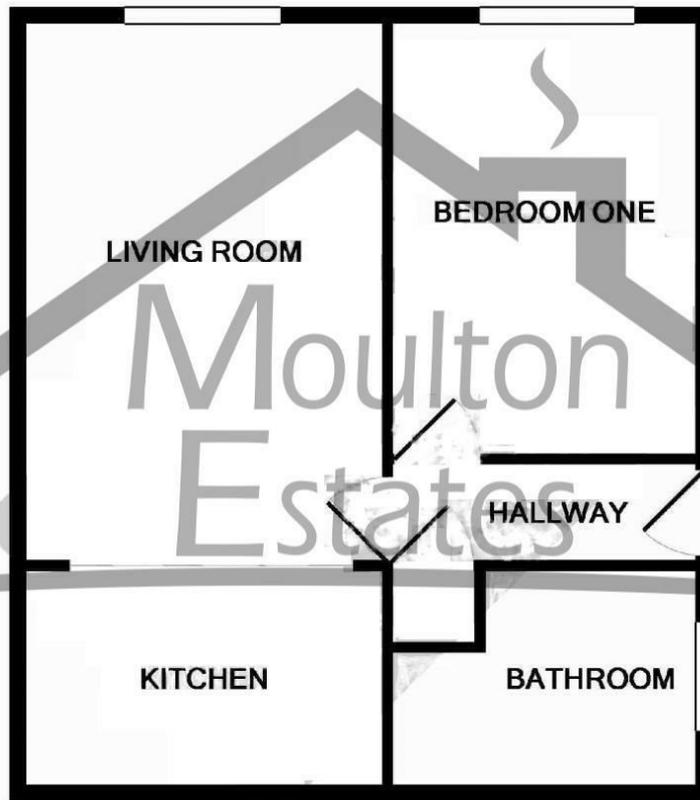
Off street parking available on a first come first served basis.

### Lease Charges

Lease 97 years remaining.

Ground rent £150per annum approx

Service charges £1,200per annum approx



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-65) D		63	63
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-65) D		51	51
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.