



1 Davis Court, Marlborough Road, St Albans, Hertfordshire AL1 3XU

Asking price £269,950

An exceptionally rare GROUND FLOOR flat with PATIO DOORS TO GARDEN in this popular city centre development for OVER 55s, renowned for its lively social community, long leases, low maintenance charges and ample on site car parking.

Accommodation Comprises Of

Communal entrance secure door. Stairs to all floors.

Ground Floor Retirement Flat



GROUND FLOOR RETIREMENT FLAT benefiting from UPVC double glazing throughout. Communal Entrance Door with security Entry Phone system. Access can also go directly through the patio doors from outside.

Ground floor private Entrance Door to:

Entrance Hall

Built in storage cupboard housing circuit breaker consumer unit. Deep airing cupboard. Electric panel radiator.

Lounge

18'6 x 9'9 (5.64m x 2.97m)



Coved ceiling. Fitted electric fire with attractive surround.

Night storage radiator. Double doors with side window leading to a paved outdoor seating area with metal hand rails, then to communal gardens. Arched doorway leading to:

Kitchen

8' x 7' (2.44m x 2.13m)



Fully refurbished and fitted with a range of top quality base and wall mounted units, vinyl floor covering. Inset four-burner electric hob unit. Built in oven with cooker hood over. All kitchen appliances are included. Plumbing for washing machine. Single drainer stainless steel sink unit with mixer taps. Fully tiled walls. Under unit lighting.

Master Bedroom

14'2 x 8'9 (4.32m x 2.67m)



Coved ceiling. Window overlooking the communal gardens. Night storage heater. Range of fitted wardrobes.

Bathroom



Fully re-fitted with high standard suite comprising extra large shower cubicle with Aqualisa power shower, pedestal wash hand basin, low flush w.c.. Fully tiled walls. Large built in storage airing cupboard with fitted shelves.

Communal Drying Room

Communal Lounge



Very spacious. Adjacent to this flat. Large communal patio with attractive fish pond, again adjacent to this flat.

Guest Flat

Available at nominal rental for overnight visitors.

Attractive Communal Gardens



A special feature of the development, very well maintained and stocked.

Service Charge

Approximately £170 per month from April 2021, which includes water rates. These charges will require verification from the vendors' solicitors.

Parking

ON SITE PARKING AREAS controlled by permits for residents and visitors.

EPC Rating

Rating C



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-64) 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			
(55-64) 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.