



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

£220,000

Situated on the TOP (SECOND) FLOOR (with lift) in a prestigious development within a short walk of the city centre, this delightfully presented flat features bright and spacious accommodation with windows on three sides (including the kitchen and bathroom) providing exceptional levels of natural light and attractive views. 24 hr emergency alarm system, daytime on site Manager, most attractive communal gardens and an elegant communal residents lounge/outdoor patio area and guest flat. Economy 7 heating. Double glazing.

Accommodation Comprises Of

Main Entrance Door with Security Entry Phone system. Stairs or LIFT to SECOND FLOOR. Door leading to:

Entrance Hall

Spacious. Night storage heater. Circuit Breaker Consumer Unit. Intercom Alarm System. Half glazed door leading to:

Lounge

15'04' into bay x 11'07' (4.67m' into bay x 3.53m')



Attractive triangular bay window with sealed unit double glazing to the rear of the property overlooking the gardens. Window with sealed unit double glazing to the side of the property. Night storage heater. Electric fire with ornamental surround.

Kitchen

7'10' x 7'09' (2.39m' x 2.36m')



Door from Hall. Well fitted with a range of Light Oak base and

wall mounted units. Inset four burner electric hob unit with cooker hood over. Built in oven. Inset bowl + half stainless steel sink unit with mixer taps. Window to the side of the property. Part tiled walls. Space for fridge/freezer. Plumbing for washing machine.

Bedroom

13'00' x 11'07' (3.96m' x 3.53m')



Door from Hall. Window to the front of the property. Night storage heater. Built in double wardrobe.

Bathroom



Champagne suite comprising bath with side mixer taps, shower fitting, shower curtain and rail, pedestal wash hand basin, low flush w.c.. Part tiled walls. Airing cupboard. Window. Door from Hall.

Communal Lounge

Spacious and beautifully maintained. Access to patio area adjoining the garden



Exterior



Communal Gardens



Very attractive and well maintained. Various seating areas.

Car Park

Ample on site car park.

Maintenance Charges

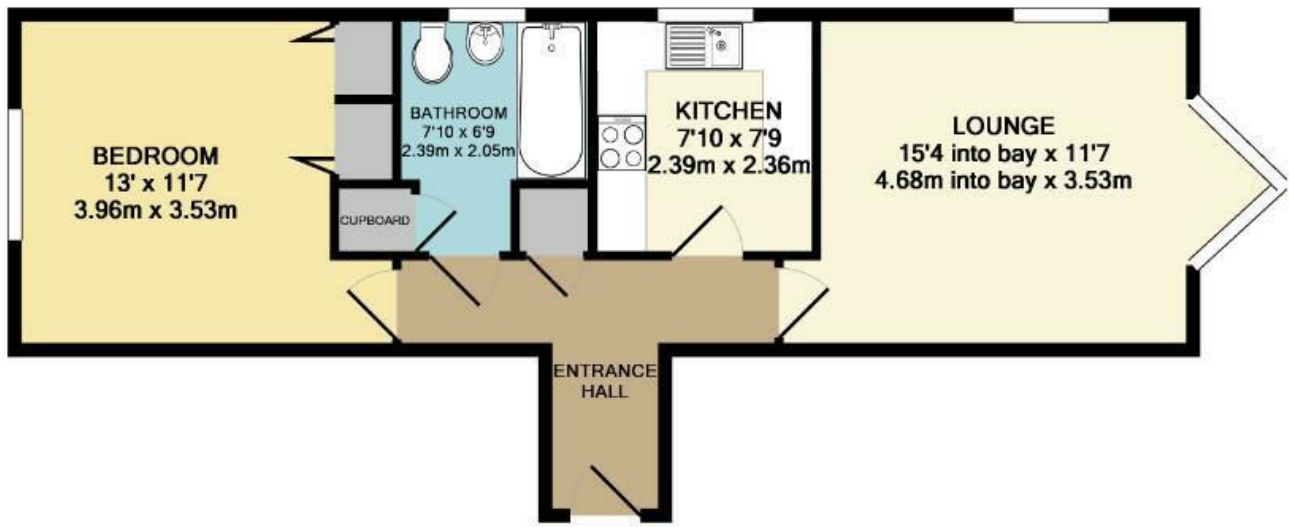
£283.07 per month up to March 2021, covering Manager service, communal cleaning/gardening/electricity/alarm system and lift maintenance. Current figure will require verification from the Vendors' solicitor.

EPC

EPC Rating C

Viewings

By prior appointment please.



TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.6 SQ.M.)

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