



9 Wickwood Court Woodstock Road North, St. Albans, Hertfordshire, AL1 4QE

£430,000

Situated on a prestigious road, this purpose built TWO DOUBLE bedroom GROUND FLOOR apartment within walking distance to St Albans City Station is in a highly sought-after development. Built in 1934 the property boasts contemporary living retaining the original character, including oak parquet flooring. It benefits from a MODERN kitchen overlooking the mature landscaped gardens, 28ft lounge through diner, MODERN bathroom with a separate WC, fully double glazed and gas central heating throughout. Overlooking a beautifully maintained South facing communal garden with various seating areas, range of plants, shrubs and trees and a beautiful rose covered pergola. Within the catchment area of several outstanding (Ofsted rating) schools and close to amenities. Offered CHAIN FREE!



Accommodation Comprises Of
Upvc door to front. Entrance to.

Entrance Hall

23'4" x 6'2" (7.13 x 1.90)



Two ceiling light points. Smoke alarm. Radiator. Two storage cupboards. Power points. oak parquet flooring.

Kitchen

10'2" x 7'10" (3.10 x 2.40)



Double glazed window to rear. Ceiling light point. A range of fitted wall and base units. Concealed wall mounted boiler. Stainless steel sink unit with mixer taps. Four ring gas hob with built in oven and extractor fan. Freestanding fridge/freezer. Recess and plumbing for washing machine. Part tiled walls. Power points. Brand new quality vinyl flooring.

Lounge Thru Diner

28'11" x 12'2" (8.82 x 3.71)



Double glazed window to front and rear. Two ceiling light points. Coved ceiling. Feature fireplace with stone and wood surround and with electric effect fire. Television point. Telephone point. Power points. Two radiators. Oak parquet flooring.

Lounge Area

15'8" x 12'2" (4.78 x 3.71)

Dining Area

12'4" x 11'0" (3.76 x 3.37)





Master Bedroom

11'11" x 10'6" (3.64 x 3.22)



Double glazed bay window to front. Ceiling light point. Coved ceiling. Built in cupboard. Power points. Radiator. Oak parquet flooring.

Bedroom Two

12'2" x 8'3" (3.73 x 2.52)



Double glazed window to front. Ceiling light point. Coved ceiling. Built in cupboard. Power points. Radiator. Oak parquet flooring.

Family Bathroom

6'0" x 5'2" (1.83 x 1.60)



Obscured double glazed window to rear. Ceiling light point. Extractor fan. Panel enclosed bath with mixer taps and hand shower above. Vanity unit with inset wash hand basin and built in storage below. Fully tiled walls. Chrome heated towel rail. Vinyl floor covering.

Separate WC



Obscured double glazed window to rear. Ceiling light point. Low-level WC. Radiator. Vinyl floor covering.



Exterior



Communal Gardens View Three



Communal Gardens



Landscaped South facing rear communal garden. Seating area.

Communal Gardens View Two



Parking

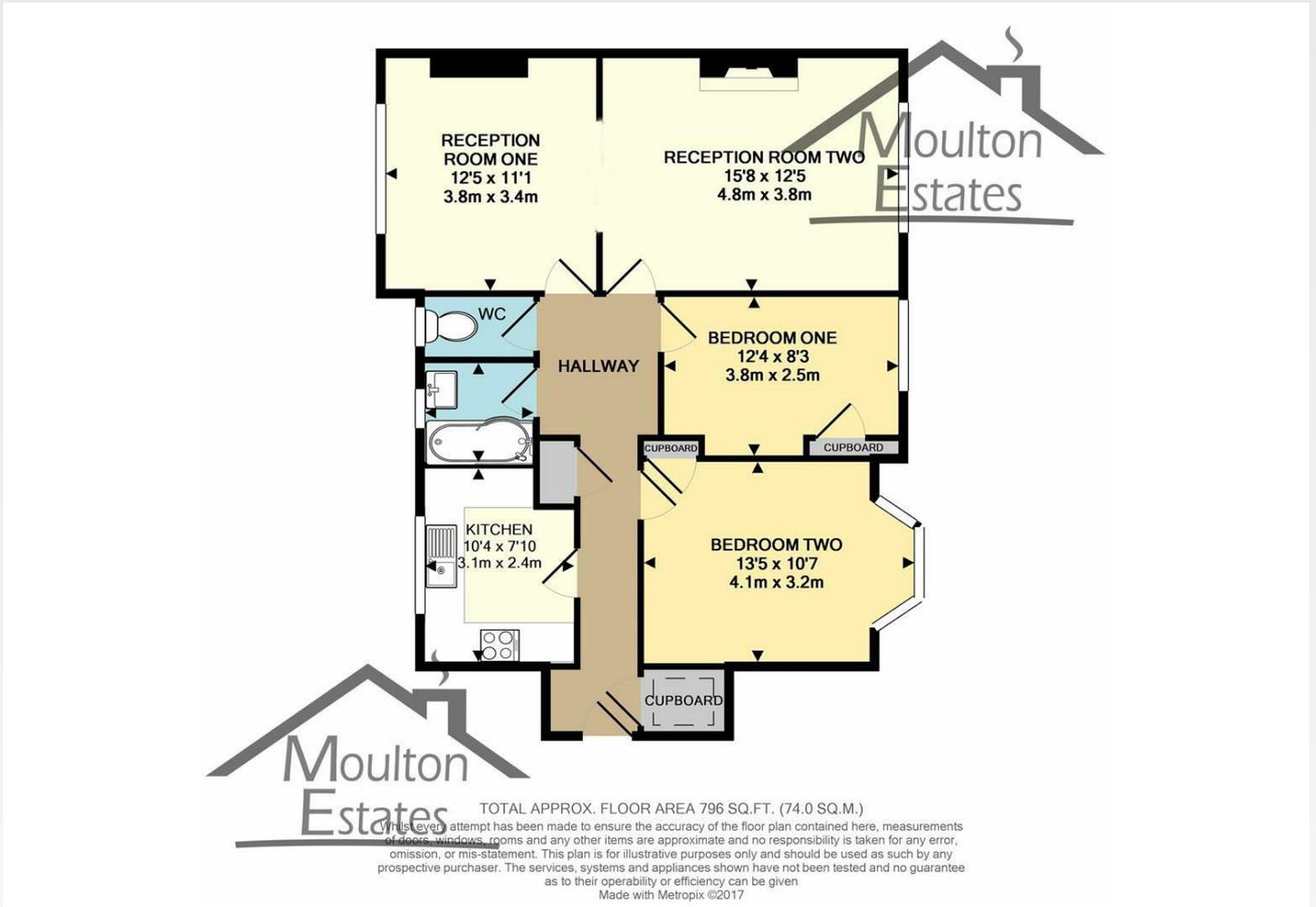
Off street on a first come first served basis.

Lease Details

Lease: 92 years remaining

Service Charges: £1,650 per annum approx

Ground Rent : £120 per annum approx



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (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 | | 53 | |
| (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.