



20 Ashtree Court, Granville Road, , St. Albans Hertfordshire AL1 5UE

£390,000

With direct access to St Albans City Station (within less than 5 minutes walk) is this TWO DOUBLE bedrooms TWO BATHROOM and TWO private BALCONIES apartment. It benefits from a modern kitchen with granite worktops and integrated appliances, spacious lounge/diner leading onto private balcony, modern family bathroom, a large 15ft master bedroom leading onto a private balcony and with a modern en-suite and allocated parking. With a long lease and low services charges. OFFERED CHAIN FREE!!

Ashtree Court is situated within a residential area just off Granville Road and within walking distance to the mainline train station with direct trains taking 20 minutes into St Pancras International. St Albans City Centre is within 10 minutes walk with its wide range of shopping and leisure facilities.



Accommodation Comprises Of

Communal secure entrance door. Stairs to all floors.

Entrance Hall

14'0" x 4'10" (4.27 x 1.48)



Ceiling light point. Smoke alarm. Storage cupboard housing combi boiler and BOSCH tumble dryer. Power points. Fitted carpet. Doors to.

Kitchen

11'1" x 9'8" (3.39 x 2.97)



Double glazed window to front. Seven inset ceiling spotlights. Range of fitted wall and base units. One and a half inset sink unit with mixer taps and granite worktops. Four ring gas hob with built in oven below and extractor fan. Built in AEG dishwasher. Built in fridge/freezer. Built in washing machine. Power points. Radiator. Vinyl flooring.

Lounge/Diner

18'1" x 11'1" (5.52 x 3.40)



Double glazed window to front. Double glazed doors to front leading onto private balcony. Two ceiling light point. Television point. Telephone point. Power points. Radiator. Fitted carpet.

Lounge/Diner View Two





Private Balcony



East facing.

Master Bedroom

15'4" x 10'5" (4.68 x 3.18)



Double glazed window to rear. Double glazed door to rear leading onto private balcony. Two ceiling light points. Range of fitted wardrobes spanning one wall. Television point. Power points. Radiator. Fitted carpet.

Master Bedroom View Two



Private Balcony



West facing.

En-Suite Shower Room

6'3" x 6'3" (1.92 x 1.91)



Obscured double glazed window to rear. Four inset ceiling spotlights. Extractor fan. Fully tiled shower cubicle with power shower. Vanity unit with inset wash hand basin and built in storage below. Low level WC. Fully tiled walls. Chrome heated towel rail. Tiled flooring.

Bedroom Two

13'1" x 7'3" (4.00 x 2.21)



Double glazed window to rear. Ceiling light point. Power points. Radiator. Fitted carpet.

Family Bathroom

6'3" x 5'5" (1.93 x 1.67)



Four inset ceiling spotlights. Extractor fan. Panel enclosed bath with mixer taps and power shower above. Bracket wash hand basin. Low level WC. Fully tiled walls. Chrome heated towel rail. Tiled flooring.

Exterior

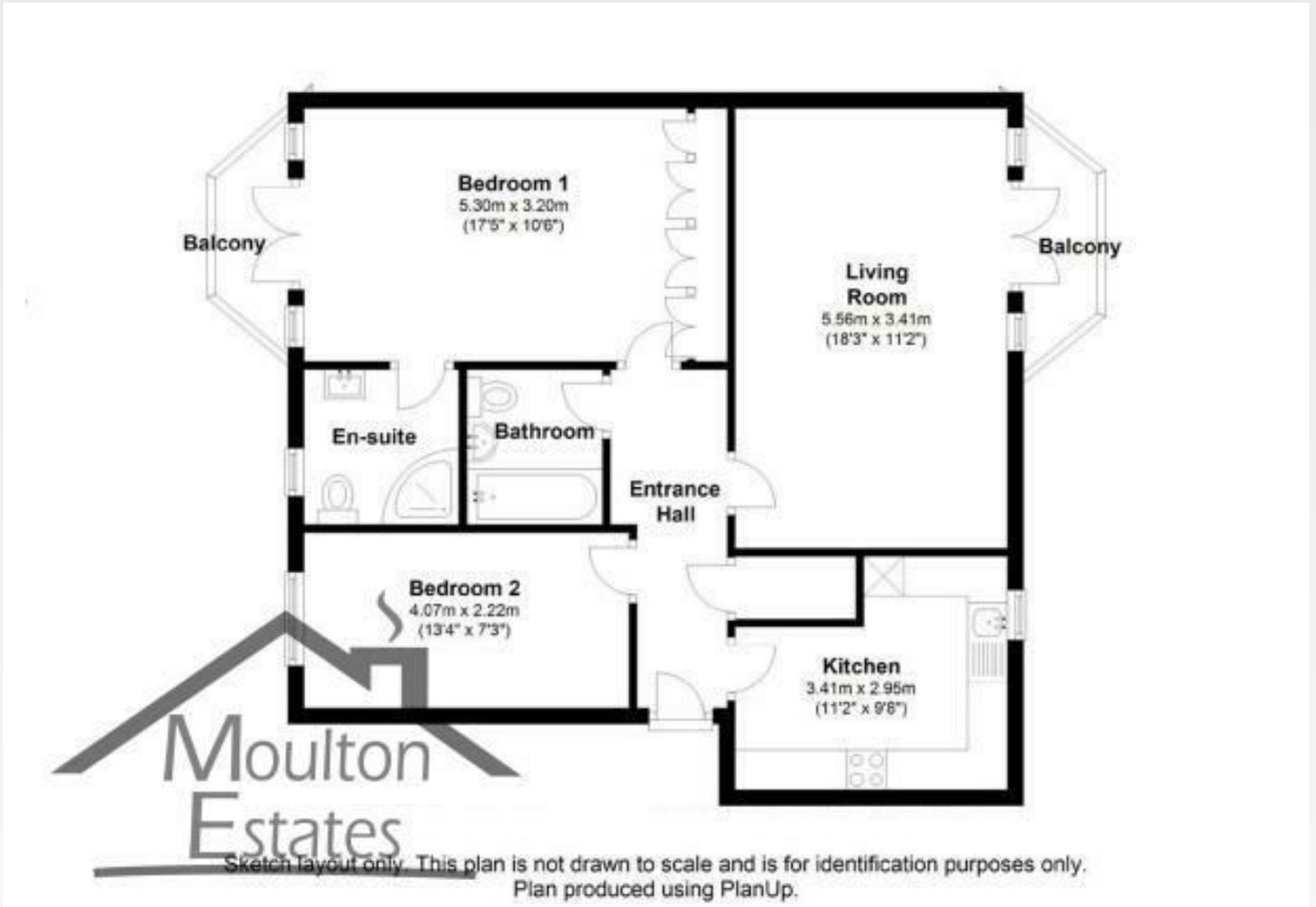


Parking

Allocated parking for one car. Visitor parking available on first come first served basis.

Lease Details

Lease: 97 years remaining
Ground rent: £660 per annum approx
Service charges: £949 per annum approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		75	
(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			80
(81-91) B		73	
(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.