1 Hatfield Road, St Albans, Hertforshire, AL1 3RR
Tel: 01727 846361
Email: stalbans@moultonestates.co.uk

Charrington Place, St Albans, AL1 3FL

Guide price £390,000

- Walking Distance To Train Station
- Two Double Bedrooms
- Modern Residential Development
- Generous Open Plan Living Area
- Modern Kitchen
- Modern Bathroom
- Ample Storage
- Underground Parking Space
- Communal Grounds
- Chain Free

Situated within walking distance to the Mainline Train Station is this TWO DOUBLE bedroom MODERN apartment. The property benefits from a stylish open plan modern kitchen and living room, modern bathroom, master bedroom with fitted wardrobes, lifts to all floors and an allocated underground car parking space.

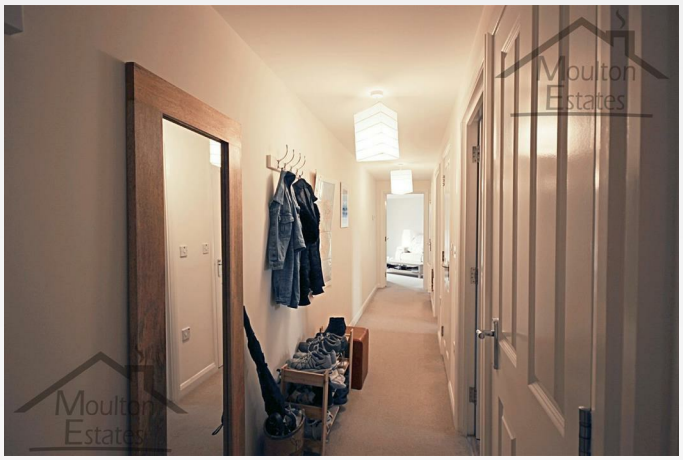
Davy House is located within the residential Charrington Place development within walking distance to within the mainline train station with direct trains taking 20 minutes into St Pancras International. St Albans City Centre is within 10 minutes walk with its wide range of shopping and leisure facilities.

The property is currently rented to professional tenants on an Assured Shorthold Tenancy agreement at £1,350 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

Accommodation Comprises

Communal entrance with entrance door to. Lift to all floors.

Entrance Hall



Open Plan Kitchen/Living Room

25'3" x 17'9" (7.72 x 5.42)

Kitchen Area

Master Bedroom

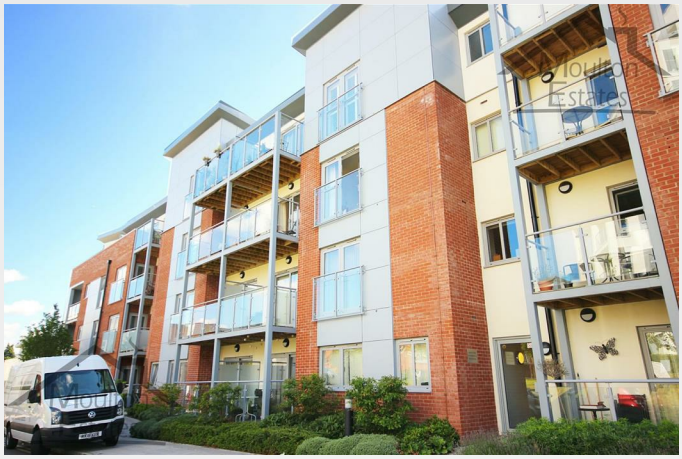
16'9" x 9'2" (5.13 x 2.81)

Bedroom Two

16'9" x 8'5" (5.13 x 2.59)

Family Bathroom

Exterior



Communal Grounds

Underground Parking

Allocated car parking space for one car.

Lease Details

Lease Details:
90 Years remaining
Service charges (approx. £1,711.80/year)
Ground rent (approx £349.96/year)

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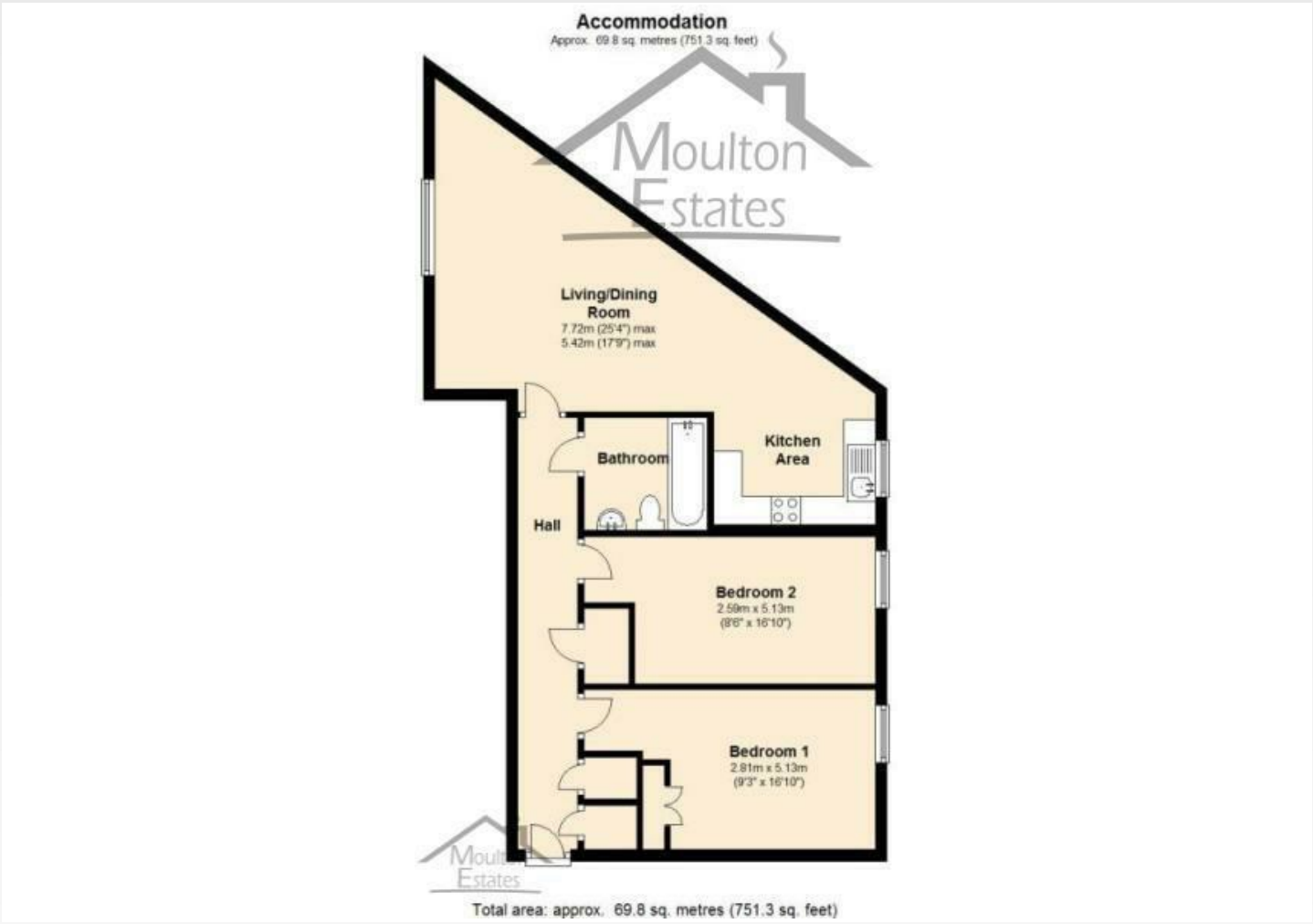

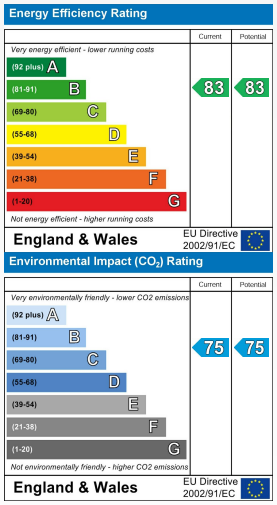

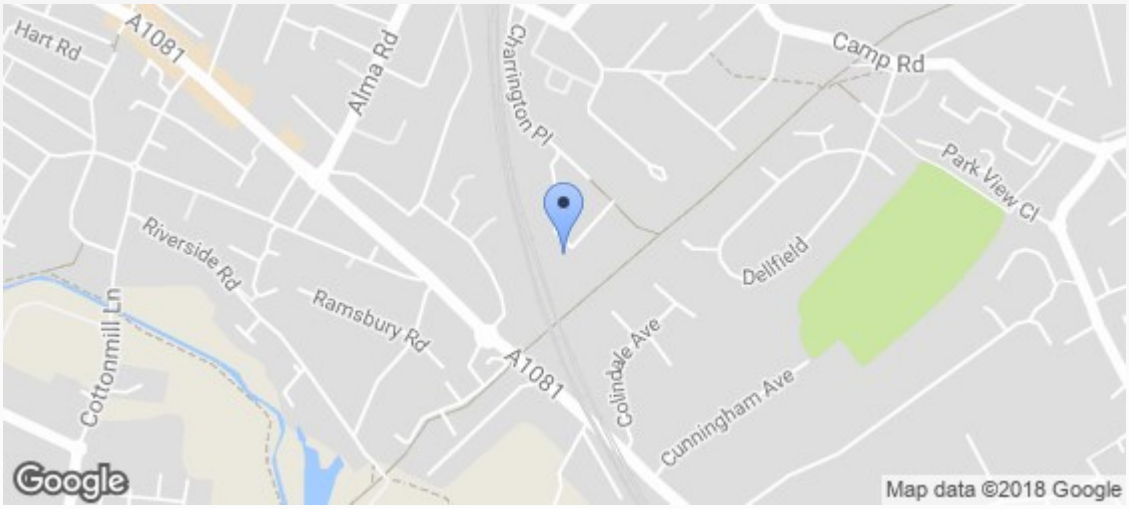

IMPORTANT INFORMATION
For clarification, we wish to inform the prospective tenant/purchaser the we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We stongley recommend that all the information which we provide about the property is verified by yourself and your advisers. The content of this pulication are c Let Me Ltd, 2015. Let Me Ltd Registed in England and Wales No. 06620607.