



## 8 Alban Court Burleigh Road, St. Albans, Hertfordshire AL1 5DN

Asking price £230,000

A lovely, well decorated one bedroom apartment, situated in the Fleetville area of St. Albans. Located just a short walk to Morrisons Supermarket, local cafes, and other local shops. Approximately a 20-minute walk (or 10-minute cycle) to St Albans Mainline Train Station, and a further 10-minute walk to St. Albans City Centre. The property has recently been decorated, and a new three-piece suite bathroom was also installed recently. The property benefits from ample parking, double-glazed windows throughout, and gas central heating. Comprising of an open-plan living/dining room, fitted kitchen, double bedroom and a bathroom, this property is perfect for an individual, couple or small family. The living/dining room area is large enough for two double sofas and a 4-person dining table, as is decorated neutrally with laminate flooring throughout. Also, features a large hatch which meets the kitchen. The kitchen is fully-fitted, featuring an electric hob and oven, extractor fan, washing machine, fridge-freezer and is tiled throughout. The master bedroom is carpeted throughout and features a large double-glazed window, radiator and plug points throughout. The bathroom is fully tiled, featuring a three-piece suite and an in-bath shower. Currently, has 92 years remaining on the lease. This property is ideal for those looking for something located close to local amenities and St. Albans City Centre, especially with a budget of under £250,000. \*\*COUNCIL TAX BAND C\*\*

## Double Bedroom

14'9" x 8'2" (4.5 x 2.5)



A good size double bedroom with fitted carpets, gas radiator and multiple plug sockets.

## Reception Room

16'4" x 9'10" (5.0 x 3.0)



A spacious living area / dining room with large window and radiator. Laminate flooring throughout.

## Bathroom



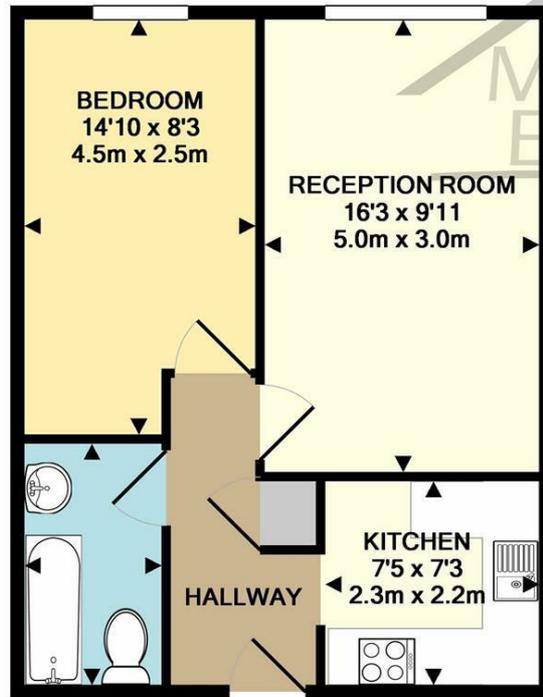
Fully tiled bathroom with a shower over bath, low flush WC, towel radiator and a counter top basin with cupboard underneath.

## Kitchen

7'6" x 7'2" (2.3 x 2.2)



A compact kitchen with an electric cooker & hob, fridge freezer, base and wall mounted units and washing machine.



TOTAL APPROX. FLOOR AREA 434 SQ.FT. (40.3 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   |  |                         | 82        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 74                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 80        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 70                      |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.