



Lye Lane, St. Albans, AL2 3TD

£200,000



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Lye Lane, Bricket Wood, St. Albans

Mather Estates are delighted to offer to the market a luxurious two double bedroom detached chalet.

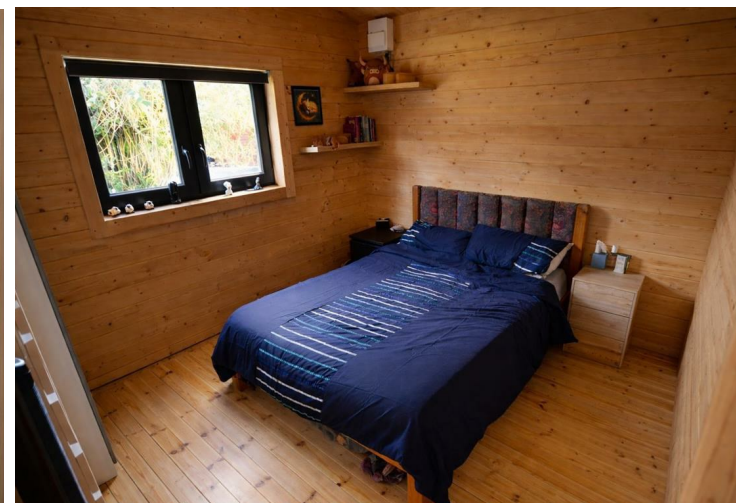
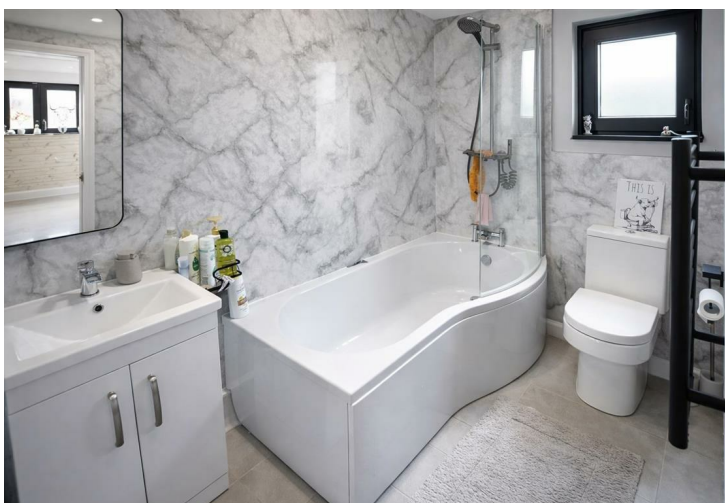
Located in a favourable position within the UK's longest serving and well known naturist village just off Lye Lane, Bricket Wood on "Spielplatz Naturist Park", offering great access to major road links and amenities.

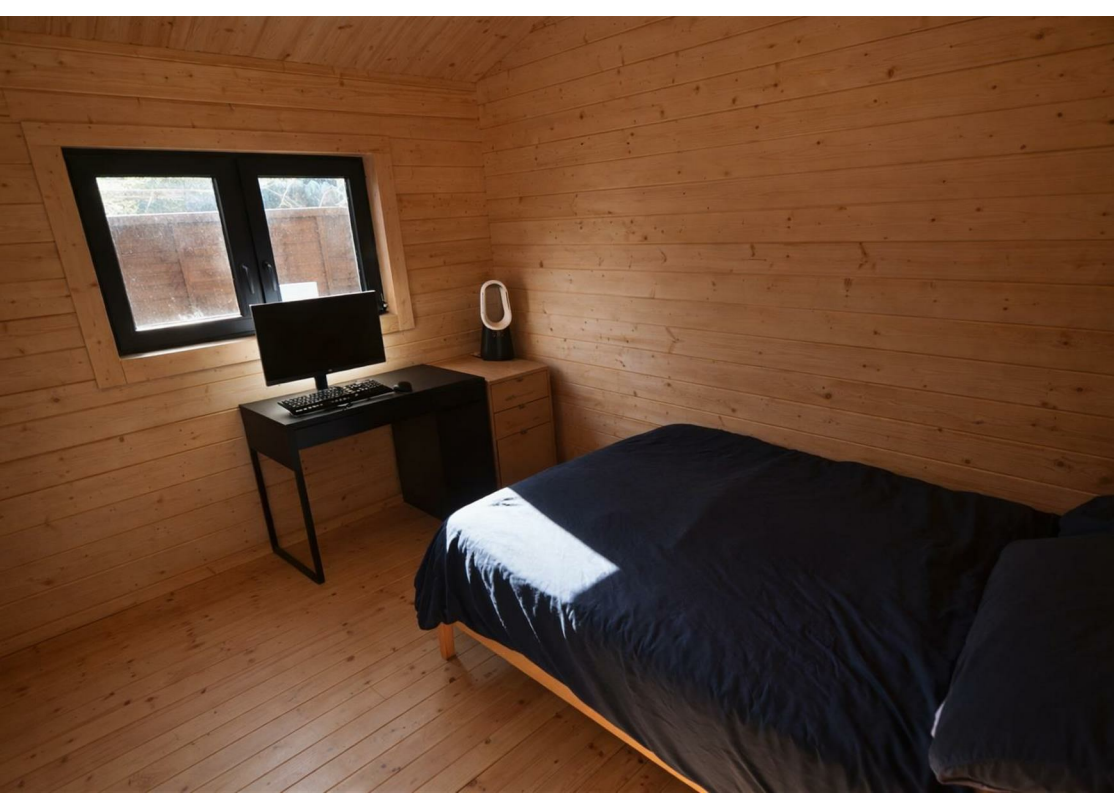
This chalet has been refurbished to a great standard and in our opinion is now one of the best homes on the park, benefiting from new windows, doors, fittings, electrics, roof and cladding this has to be one of the finest examples on the park.

This chalet can be for a holiday residence or your all year round home but this park is for genuine nudists only. The chalet is nicely tucked away with its own private garden and parking.

The parks facilities include a communal heated swimming pool, hot tub, clubhouse, games court areas and plenty of grounds to enjoy.

Please call us on 01707 270777 if you have any questions, or would like to arrange a viewing, which is highly recommended.





Entrance Porch

Double glazed french doors and windows to front, wood decking, inset spotlights

Open Plan Lounge/Diner

Double glazed windows to front and rear, warm air heating system, wooden flooring, opening to:

Open Plan Kitchen

Fitted with a range of wall and base units, complimentary work surfaces and tiled splashback, one and a half sink drainer with mixer tap, built in electric hob with extractor over, integrated oven, Space for fridge/freezer, space for washing machine, wooden flooring.

Bedroom One

Double glazed window to side, wooden flooring

Bedroom Two

Double glazed window to front, wooden flooring

Bathroom/wc

Fully tiled suite comprising of panel enclosed bath with mixer tap and rainfall shower attachment over, vanity wash hand basin with mixer tap and cupboard under, heated towel rail, dual flush wc, double glazed frosted window to side.

Private Garden

Mainly laid to lawn, various shrubs and evergreens, shed to rear, short walk to communal swimming pool and club house.

Private Parking

Private parking for two vehicles, further guest parking available.

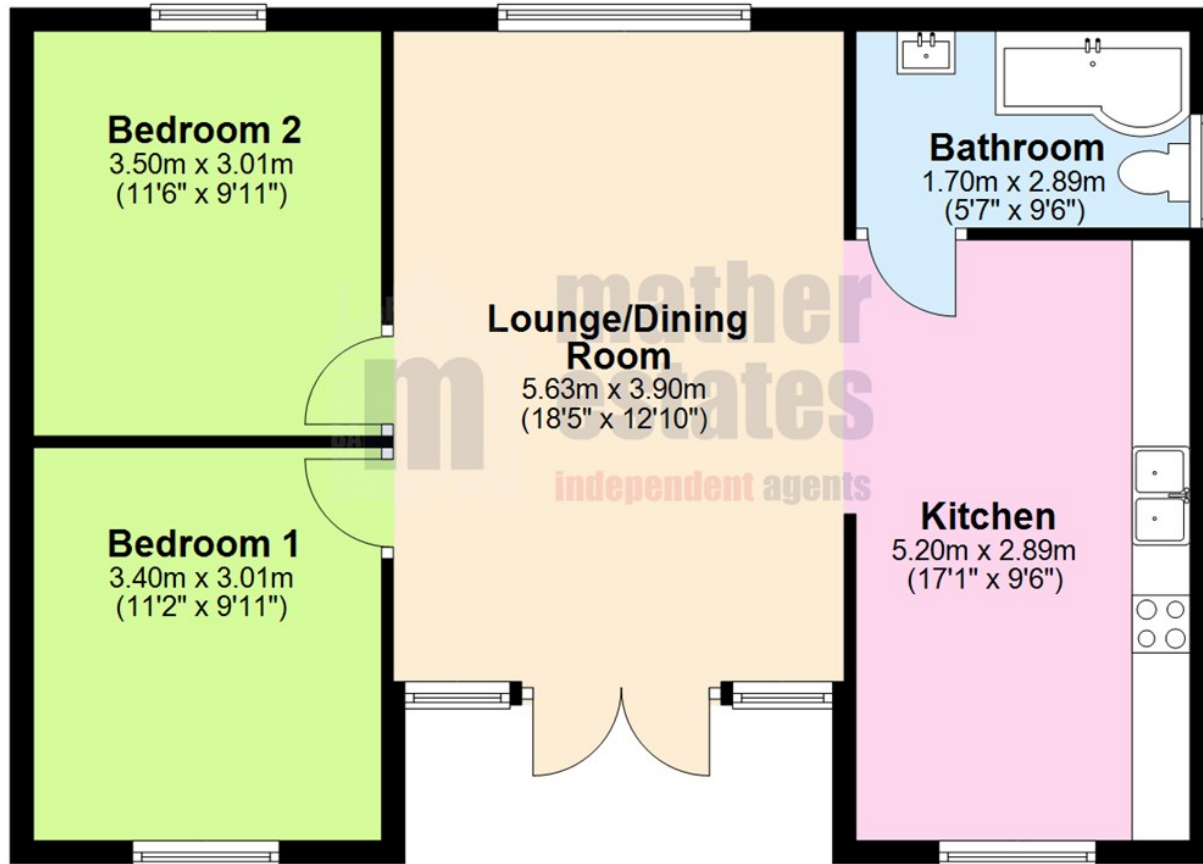
Lease and Charges & Further Info

Lease length of approximately 95 years.

Service Charge approximately £3,768.36 per annum or £314.03pcm, which includes ground rent, service charge, use of communal areas and water rates.

Ground Floor

Approx. 64.4 sq. metres (692.8 sq. feet)

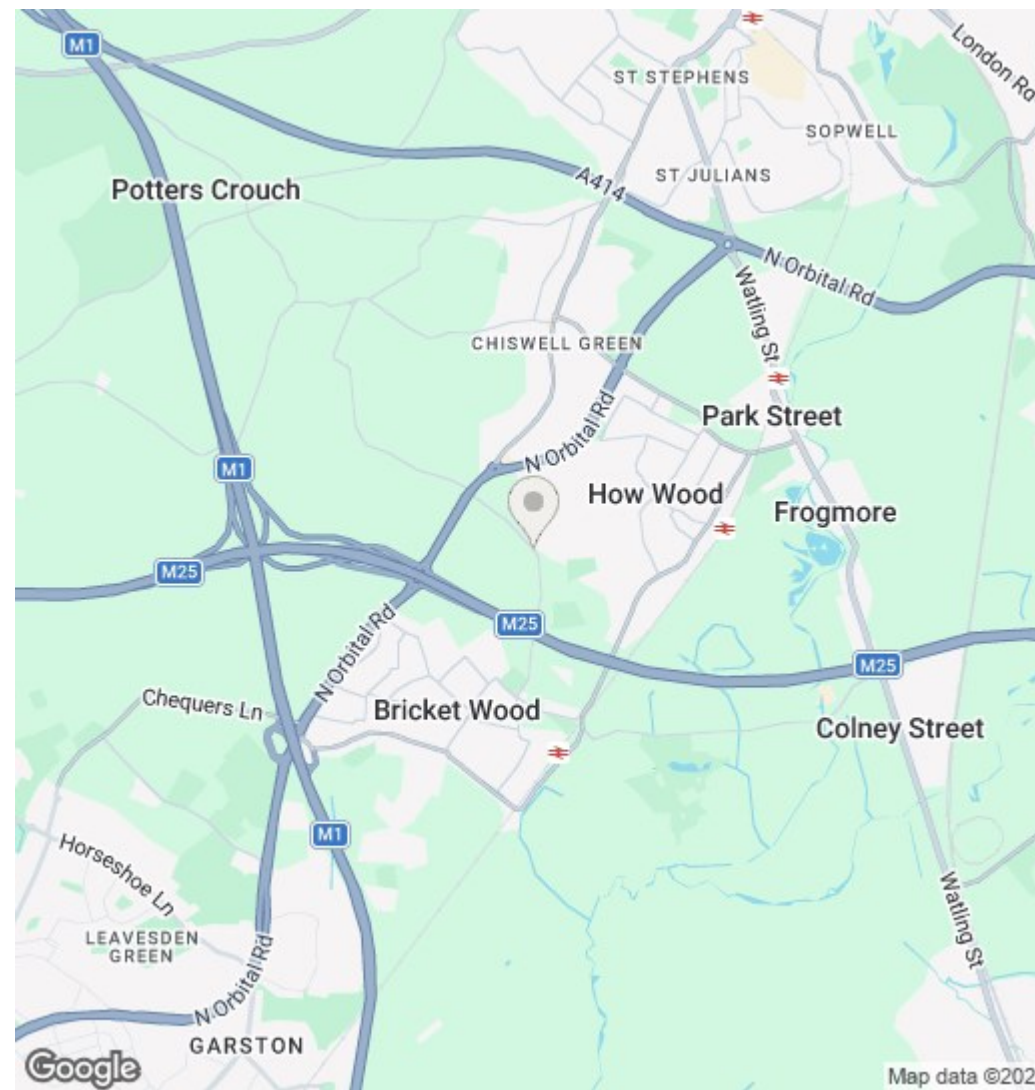


Total area: approx. 64.4 sq. metres (692.8 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	70 → 78

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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