



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Charrington Place, St Albans, Herts, AL1

Top Floor

Approx. 66.6 sq. metres (717.4 sq. feet)



Total area: approx. 66.6 sq. metres (717.4 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.

www.propertypics.co.uk
Plan produced using PlanUp.

LOCATION, LOCATION, LOCATION!! This **LIGHT AND SPACIOUS, TOP FLOOR, Two bedroom, TWO BATHROOM** apartment is located just a **SHORT STROLL FROM ST ALBANS STATION**. Boasting a **DEDICATED PARKING SPACE** this property is a **GREAT INVESTMENT BUY or FIRST TIME PURCHASE!**

- Close to Station
- Two Bedrooms
- Two Bathrooms
- Spacious Living Accommodation

- Top Floor
- OWN Parking Space
- Walk to Station
- Investors/ First Time Buyers!

£375000 Leasehold

Charrington Place, St Albans, Herts, AL1

Accommodation Comprises

Communal Entrance Lobby

Stairs to all floors

Entrance Hall

Open Plan Living Area 22'9" x 13'2" (6.93m x 4.01m)

Bedroom One 15'5" x 8'9" (4.70m x 2.67m)

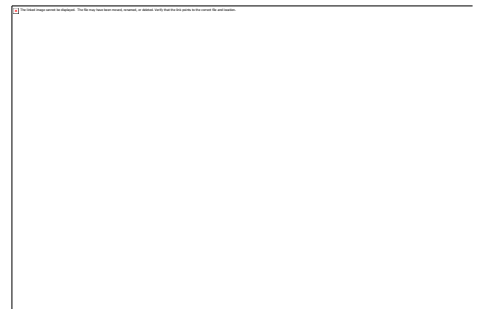
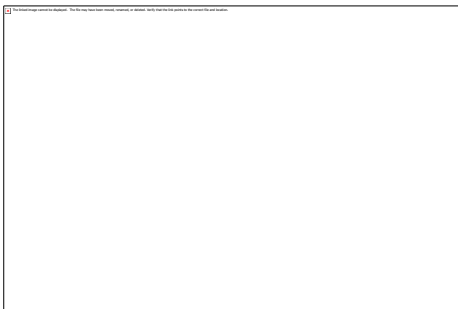
En-Suite to Master 7'3" x 6'10" (2.21m x 2.08m)

Bedroom Two 13'0" x 8'9" (3.96m x 2.67m)

Bathroom 7'3" x 6'11" (2.21m x 2.11m)

Parking

One allocated parking space.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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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.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.