



Chequer Street, St. Albans AL1 3YJ

welcome to

Chequer Street, St. Albans

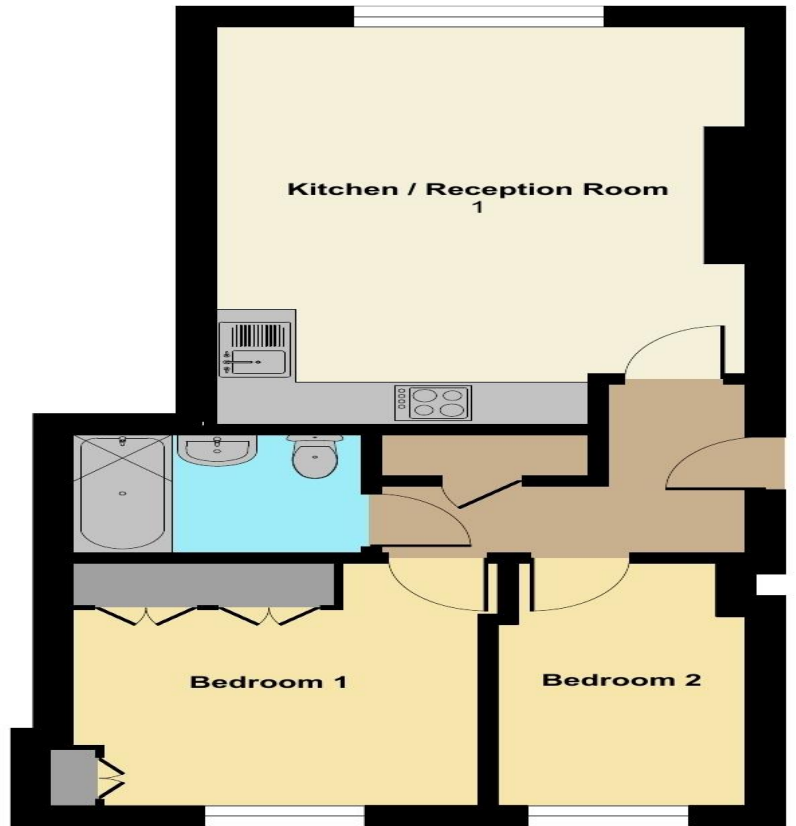
In the very heart of St Albans, moments from the cathedral, the markets, Verulamium Park and the mainline station, this bright two-bedroom apartment combines city-centre living with a 999-year lease, an EPC rating of B and resident parking. London St Pancras is just 20 minutes away by train.



Chequer Street, St. Albans, AL1

Approximate Area = 537 sq ft / 49.8 sq m

For identification only - Not to scale



SECOND FLOOR

Lounge/Kitchen

18' 6" max x 13' 1" max (5.64m max x 3.99m max)

Bedroom 1

11' 4" max x 10' 7" max (3.45m max x 3.23m max)

Bedroom 2

8' 6" x 6' 2" max (2.59m x 1.88m max)

Bathroom



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- 2 Bedrooms
- 2nd Floor Apartment
- Resident Parking
- City Centre Location
- 0.7 Miles from St Albans Train Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1348.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ALB106206 - 0005

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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