



1 bed studio flat to buy in AL1

25 Cambridge Road, St. Albans,
Hertfordshire, AL1 5LH

£135,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Studio Flat
- ✓ Allocated Parking
- ✓ Close to all Local Amenities and Travel Links
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

FOR SALE BY ONLINE AUCTION, TERMS & CONDITIONS APPLY.

A MODERN AND WELL-PROPORTIONED studio apartment with designated OFF-STREET PARKING, featuring contemporary fittings throughout. Ideally located in a SOUGHT-AFTER AREA CLOSE to excellent primary and secondary schools, as well as a range of local amenities.

A well-presented ground floor studio apartment offering thoughtfully arranged and easy-to-maintain accommodation. The property features a bright and spacious studio room with a charming bay window that allows for excellent natural light, creating a comfortable living and sleeping area with space for dining or a small workspace if required. Positioned just off the main room is a compact, well-planned kitchen, fitted to provide practical storage and workspace while remaining neatly separated from the living area. To the rear, there is a separate shower room comprising a shower enclosure, wash basin and WC. Externally, the property benefits from the rare advantage of an off-street designated parking space.

Please note - Some images have been digitally enhanced using AI for illustrative purposes to provide an impression of how the property may look when fully furnished. The property is currently unfurnished.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 116

Annual Ground Rent Amount: £125.00

Annual Service Charge Amount: £813.00

Price: Starting Bid £135,000

Property Type: Studio flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Ground Floor
21.2 sq meters - 227.9 sq feet

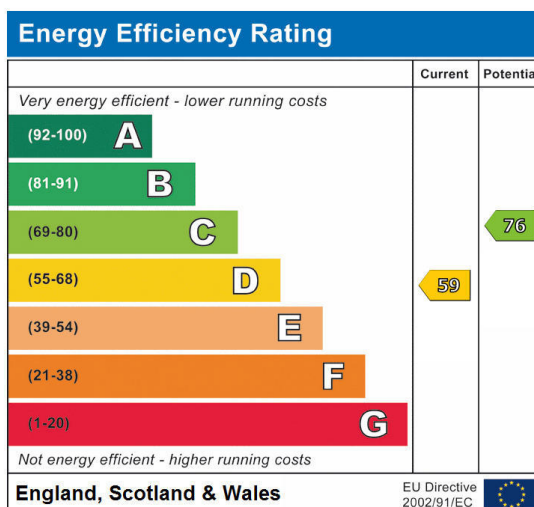
Total Area
21.2 sq meters - 227.9 sq feet

Collinson Hall
ST ALBANS - SINCE 1829

All measurements are approximate

Plan provided by Collinson Hall

Not to scale



25 Cambridge Road, St. Albans, Hertfordshire, AL1 5LH

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

