



## 2 bed flat to buy in AL1

Battlefield Road, St. Albans, Hertfordshire, AL1 4DX

**£300,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Being Sold Via "Secure Sale"
- ✓ Immediate 'exchange of contracts' available
- ✓ Long Lease - 144 Years Remaining
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ 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

**\*\*BY AUCTION ONLY\*\***Nestled on Battlefield Road in the charming city of St. Albans, this ground floor flat presents an excellent opportunity for investors seeking a property in a desirable location. Spanning an impressive 641 square feet, the flat boasts a good-sized lounge that invites relaxation and social gatherings. The ample kitchen is well-equipped for culinary enthusiasts, making it a delightful space for meal preparation.

This flat features two comfortable bedrooms, providing ample space for residents or guests. The property also includes a well-appointed bathroom, ensuring convenience for daily living. Off-street parking for one vehicle adds to the appeal, making it easier for residents and visitors alike.

The flat is set within a community that offers communal gardens, perfect for enjoying the outdoors and socialising with neighbours. With 145 years remaining on the lease and the added benefit of zero ground rent, this property is not only attractive but also financially sensible.

This home is in the ideal spot with a short walk into the town centre along with a 10 minute walk to the St Albans Train Station giving commuters a quick and direct link into London via the Thames Link.

As this property is available by auction only, it allows for an immediate exchange of contracts, making it an ideal choice for those looking to secure a new investment swiftly. All interested applicants will be to This flat on Battlefield Road is a rare find and is sure to attract attention, so do not miss the chance to explore this promising opportunity.

Lounge - 4.37mx3.51m (14'4x11'6) -

Bedroom One - 4.04mx2.82m (13'3x9'3) -

Bedroom Two - 3.81mx2.62m (12'6x8'7) -

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 145

Annual Service Charge Amount: £1,500.00

Price: Starting Bid £300,000

Property Type: Flat

Parking: Off Street

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: Gas

Electric: National Grid

Water: Direct mains water

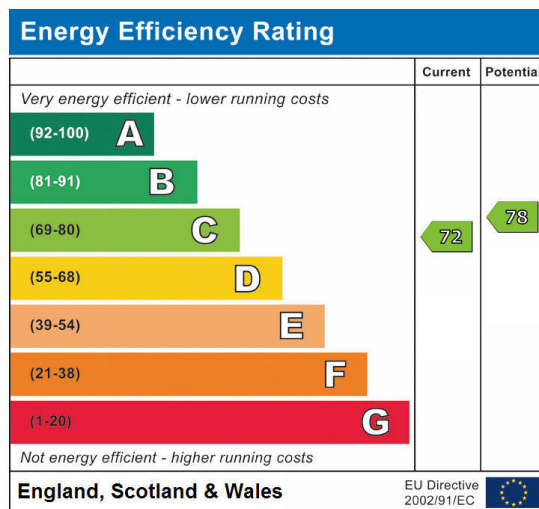
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Battlefield Road, St. Albans, Hertfordshire, AL1 4DX

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

