



£315,000

Clare Court, Ridgmont Road, St Albans, Herts

Apartment | 1 Bedroom | 1 Bathroom

01727 761 816

A|H Attewell & Hardwicke  
The Letting Specialists

[www.attewellhardwickeandleahy.co.uk](http://www.attewellhardwickeandleahy.co.uk)



# Step Inside

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## Key Features

- Bright Living Room
- Good Size Bedroom
- Well Equipped Kitchen
- Modern Bathroom
- Secure Allocated Parking Space
- Excellent Location
- Share of Freehold
- Gas Central Heating
- Double Glazing
- Very Long Lease



## Property Description

SHARE OF FREEHOLD. A spacious and modern first floor one bedroom apartment in this exceptionally convenient location for the mainline station. In this pretty, tree lined road lies this small development of apartments with this property benefiting from a SECURE ALLOCATED PARKING SPACE, a contemporary well equipped kitchen, lovely bathroom and a good size lounge and bedroom.

## Main Particulars

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Lease: Renewed to 3022

Service Charge: As agreed by Leaseholders

Ground Rent: N/A

### Ground Floor

Private entrance door leading to small lobby to hang coats and stairs up to the:

### First Floor

Hallway with doors to all rooms

Living Room - 11'8" x 11'3"

Kitchen - 9'6" x 9'4"

Bedroom - 11'1" x 8'3"

Bathroom - 7'1" x 6'6"

### Externally

Small lawned area to front.

Private parking to the rear of the property in Ridgmont Plaza



Telephone: 01727 761 816

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