



4 Beacon House Beaconsfield Road, St. Albans, AL1 3RT

Guide price £135,000 Leasehold



## 4 Beacon House Beaconsfield

St. Albans, AL1 3RT

A one double bedroom ground floor apartment forming part of a popular over 55's development with attractive communal gardens to the rear.

A security intercom system provides access to the welcoming communal entrance hall. The front door opens into a hallway and doors to all rooms. The bright living room features a mantel piece and a window with a part glazed door giving access to the garden area. The fitted kitchen offers a range of cream wall and base units with work surfaces above, a pull-out breakfast bar, a fridge, washing machine, oven and electric hob. The double bedroom includes a built-in wardrobe with mirrored sliding doors and herringbone flooring. The bathroom is fitted with a suite comprising of a double shower, heated towel rail, mirrored cabinet, basin and W.C.

Externally there are well-maintained communal gardens with a patio and seating area with mature shrubs and rose bushes along with residents' and visitors' parking spaces.

The property also benefits from a permanent on-site manager, an emergency pull-cord system with a 24hr response and is offered with the advantage of no upper chain.

Beacon House is superbly located within a short walk of local shops and the open green space of Clarence Park. The property is also within walking distance of St Albans city centre and the mainline railway station with direct services into St Pancras International.





## ACCOMMODATION

**Living Room/Dining Room**  
12'9 x 10'10 (3.89m x 3.30m)

**Kitchen**  
9'9 x 7'2 (2.97m x 2.18m)

**Bedroom**  
14'10 x 8'10 (4.52m x 2.69m)

**Bathroom**

## EXTERNAL

**Communal Garden**

**Communal Car Park**

## LEASE DETAILS

**Service Charge - £355**

**Ground Rent - 0**

**Lease term remaining - 93**



## Floor Plan

**Floor Plan**  
Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 42.1 sq. metres (453.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

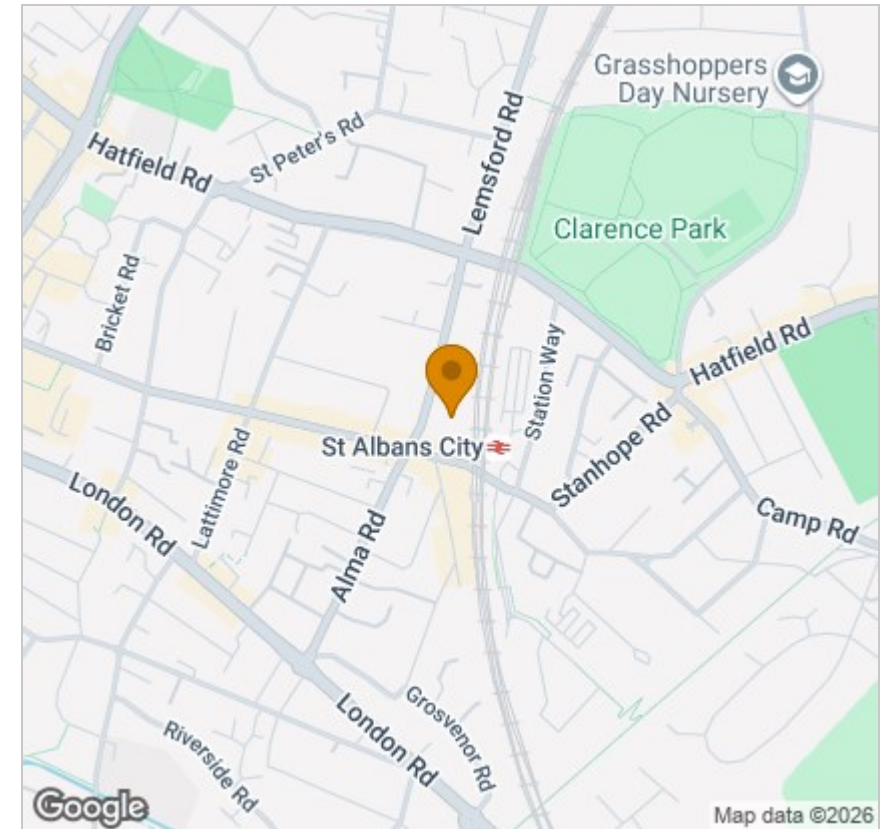
Plan produced using PlanUp.□

## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

