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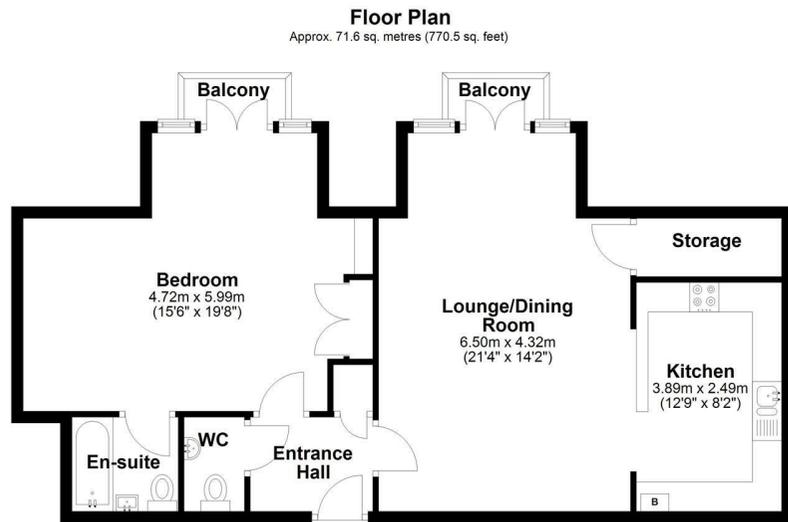
**Flat 36, Worcester Court Park View Close
St. Albans, AL1 5TS
Guide Price £395,000**

36 Worcester Court St Albans

Extending to approx 770 sq ft this highly impressive and superbly presented one bedroom top floor apartment with a LIFT in an attractive development conveniently located within walking distance of mainline station, nearby schools and local parks.

This individual apartment offers unusually large living accommodation and comprises:- communal reception hall with Lift, entrance hall with cloaks cupboard, guest WC large open plan lounge / diner with balcony, opening into well fitted kitchen with range of cupboards, integrated appliances and breakfast bar, large double bedroom with fitted wardrobe cupboards, chest of drawers and balcony, stylish ensuite bathroom, attractive communal gardens, allocated parking bay, plus ample on road / bay parking.





Total area: approx. 71.6 sq. metres (770.5 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



GROUND FLOOR

Communal Reception Hall

LIFT to all floors. Door to underground parking

THIRD FLOOR

Entrance Hall

Cloaks cupboard

Guest W.C.

Lounge / Dining Room

21'4 x 14'2 (6.50m x 4.32m)

Balcony

Kitchen

Range of fitted cupboards, breakfast bar and integrated appliances

Bedroom

19'8 x 15'6 max (5.99m x 4.72m max)

Fitted wardrobe cupboards, chest of drawers and shelving

En-suite Bathroom

Balcony

OUTSIDE

Communal Landscaped Grounds

Underground Allocated Parking Bay

Ample on-road and bay parking

All Mains Services

EPC

Energy Rating-Band C

Council Tax

Band C-currently £2,050 p.a.

Leasehold

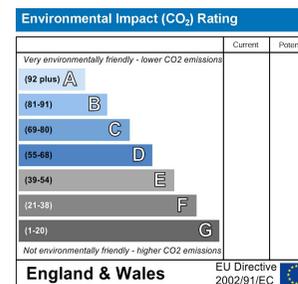
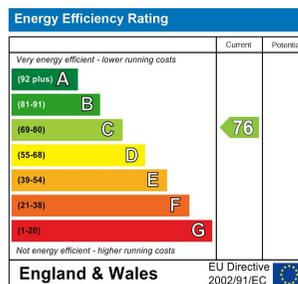
999 years from 24 March 1993

Ground Rent

Currently £50 p.a.

Service Charge

Currently £2,400 p.a.



Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

Viewing

Through Druce & Partners, Telephone: 01727 855232 Email: sales@druce-partners.co.uk

