



DRUCE
▲ & PARTNERS ▲

8 Aventine Court Holywell Hill
St. Albans, Herts AL1 1HR
Guide Price £525,000

A spacious two double bedroom ground floor apartment extending to approx 1,093 sq ft in this prestigious gated development, conveniently located opposite Verulamium Park and Westminster Lodge Leisure facilities, adjacent to the Abbey Station into Watford mainline and within easy reach of St Albans' Cathedral, mainline Station into Central London and the City Centre amenities. There is also a Green Line bus stop very close by which is direct to Heathrow airport.

Superb 23' x 14' living room and a well fitted 14' x 14' kitchen / diner with French doors onto decked patio area. Well tended communal grounds with allocated residents' parking with guest bays and a communal bike store.

GROUND FLOOR

Communal Entrance Hall.

Hallway:

Radiator, video entry phone system and cupboard housing gas boiler. Security alarm.

Living Room:

23'0" into bay by 13'9" (7.01m into bay by 4.19m)

Bay window to the front with 2 sash windows and double glazed French doors to the rear and 2 radiators. Built in bookcase, Access to communal Sky dish services.

Kitchen/Diner:

14'0" x 13'9" into bay (4.27m x 4.19m into bay)

Bay window to the rear with 2 sash windows and French doors onto decked patio area. A fitted kitchen with an extensive range of wall and base units with work surfaces above incorporating double oven, 5-ring hob with extractor over, integrated fridge/freezer, washer/dryer, dishwasher. Tiled floor, part tiled walls, radiator and ceiling spot lights.

Bedroom 1:

17'3" x 10'6" (5.26m x 3.20m)

Two double glazed sash windows to the side. Range of built in wardrobes, radiator,

En-Suite:

Double width shower cubicle with built in shower, WC, wash hand basin, heated towel rail, tiled walls and floor, ceiling spot lights and extractor fan.

Bedroom 2:

15'4" x 10'4" (4.67m x 3.15m)

Two double glazed sash windows to the front, range of built in wardrobes, Radiator.

Bathroom:

Bath with mixer tap and shower attachment, WC, wash hand basin, heated towel rail, tiled walls and floor, spot lights and extractor fan.

OUTSIDE

Communal Gardens:

Communal Bin Area:

Allocated Residents Parking with Guest Bays

Bike Store Area:

Council Tax:

Band E. Currently payable £1931.87 per annum.

Lease Details:

125 years from September 2004

Ground Rent:

£300.00 per annum for the first 25 years.

Service Charge:

Currently £1,952.00 per annum

Viewing

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

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.





TOTAL APPROX. FLOOR AREA 1093 SQ.FT. (101.5 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only

Made with Metropix ©2017

