



Flat 14, The Maples Granville Road, St. Albans, AL1 5BU  
Asking Price £260,000



NO UPPER CHAIN! A one double bedroom first floor apartment. Located within walking distance of St Albans City Station and Town Centre the property benefits from gated residents parking.

Accommodation comprises of entrance hall with built in storage cupboards, open plan living/dining room, kitchen, double bedroom with built-in wardrobe and bathroom.

Perfectly situated for immediate access to a wide range of amenities, public transport links as well as the nearby station providing direct access to London St Pancras International.

Ideal first time buyer or investment purchase.

Leasehold Tenure with 93 years remaining.  
Ground Rent per annum £0.00.  
Service Charges approx. £1152 per annum.  
EPC C.

- NO UPPER CHAIN
- OFF STREET GATED PARKING
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE
- FIRST FLOOR APARTMENT
- CLOSE TO MAINLINE STATION AND CITY CENTRE

**Entrance Hall with built in storage**

**Living / Dining Room**

**Kitchen**

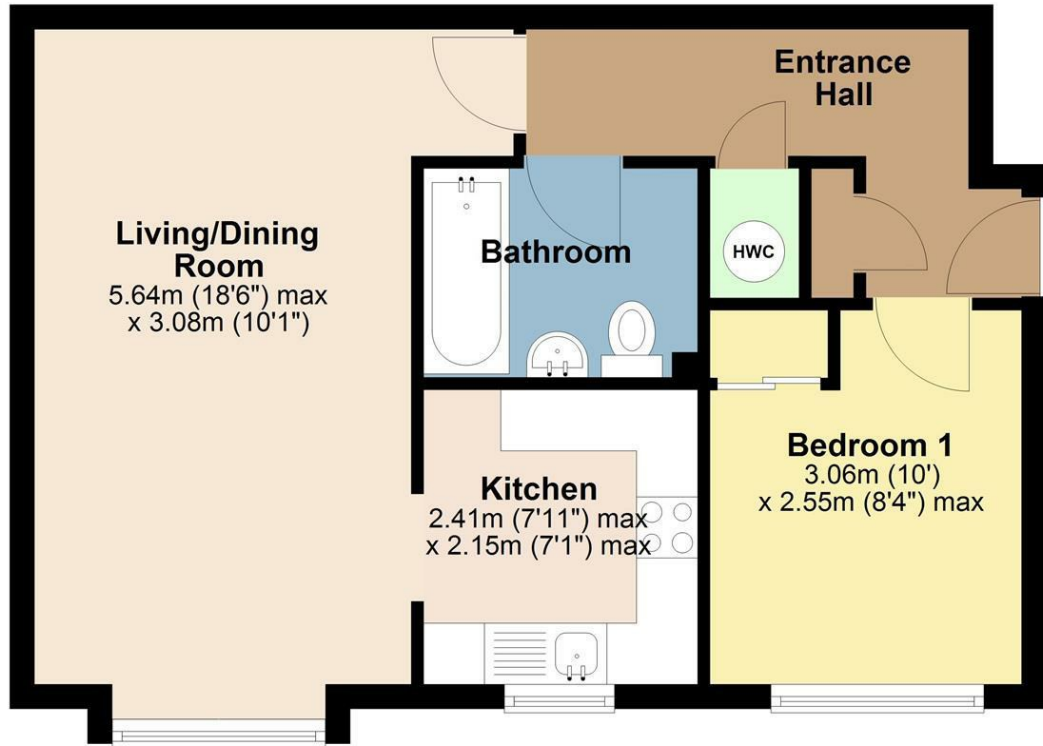
**Doubled Bedroom with built in wardrobe**

**Bathroom**



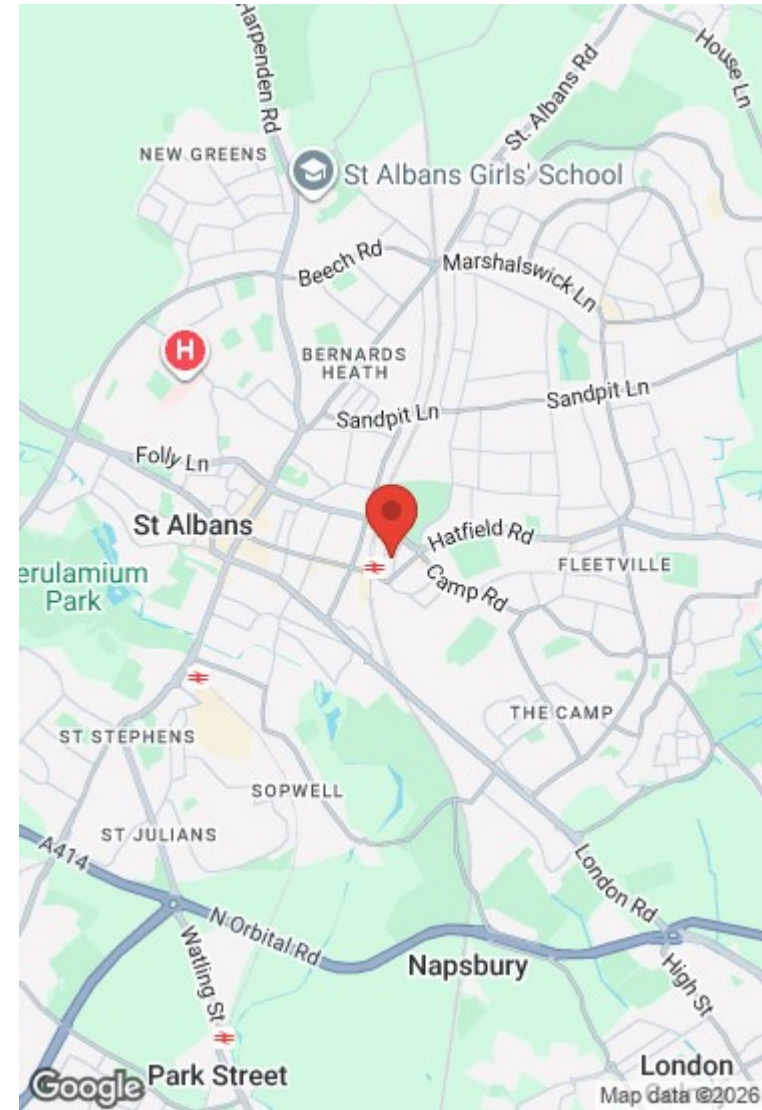
## First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



Total area: approx. 43.1 sq. metres (464.0 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com  
Plan produced using PlanUp. □



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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

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