



**Charrington Place
St Albans
Hertfordshire
AL1**

Offers In Excess Of £335,000

bettermove

Charrington Place St Albans

Bettermove are proud to present this 2 bedroom flat in St Albans.

This property benefits from double glazing, and electric central heating throughout, with off street parking available via the allocated underground parking.

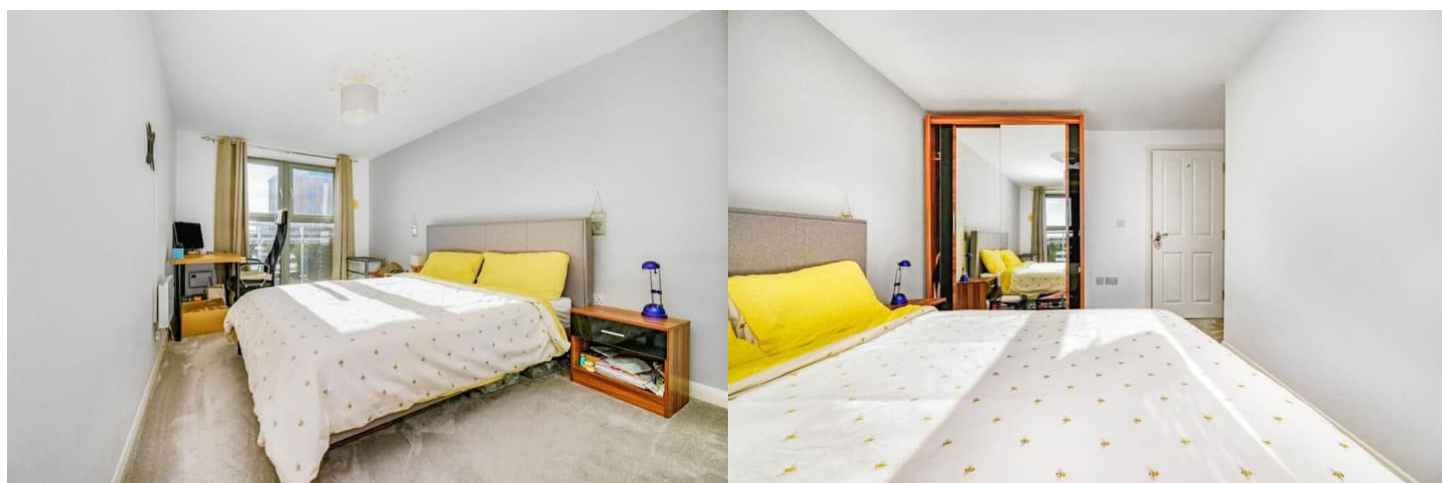
The council tax band is D.

This is a leasehold property with 81 years remaining on the lease; the ground rent is £24pcm and the service charge is £111.82pcm.

The interior of this beautifully presented property comprises a spacious open plan living/dining and fitted kitchen area, as well as the 2 bedrooms and the family bathroom.


Located in the popular city of St Albans, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from St Albans City train station (0.3 miles), variety of bus routes and the A1 (M) and M25.


This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

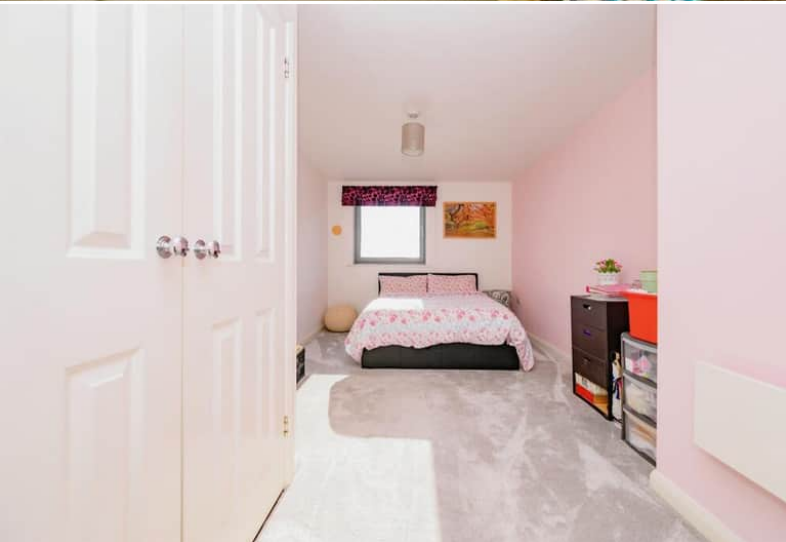




Total floor area 68.3 m² (735 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	75	81
England, Scotland & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	72	71
England, Scotland & Wales	EU Directive 2002/91/EC 	



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