





A WELL-PRESENTED, one bedroom APARTMENT WITH BALCONY, located on a modern and SOUGHT AFTER development positioned within a few moments of St. Albans CITY STATION with a fast and regular service to London St. Pancras with a journey time of approximately 21 minutes.

Guide Price: £310,000

This ideal first purchase or investment purchase benefits from a modern fitted kitchen, spacious bedroom, stylish bathroom, and balcony terrace with views over landscaped gardens. The property is positioned on the ground floor with secure phone entry and secure underground parking for one vehicle. Located within Charrington Place, Vita House is a favourably positioned collection of modern apartments, enjoying a quieter and more scenic aspect of the development.

EPC Rating: TBC

Council Tax Band: C

Lease Information: 983 years remaining, 999 years from 30th of June 2008.

Ground Rent on January '24: £379.44 pa

Service and Maintenance Charge: Approx. £1000 pa





Entrance Hall

Kitchen/Living/Dining 6.75m x 2.94m (22'2" x 9'8").

Bedroom 5.13m x 2.58m (16'10" x 8'6").

Bathroom

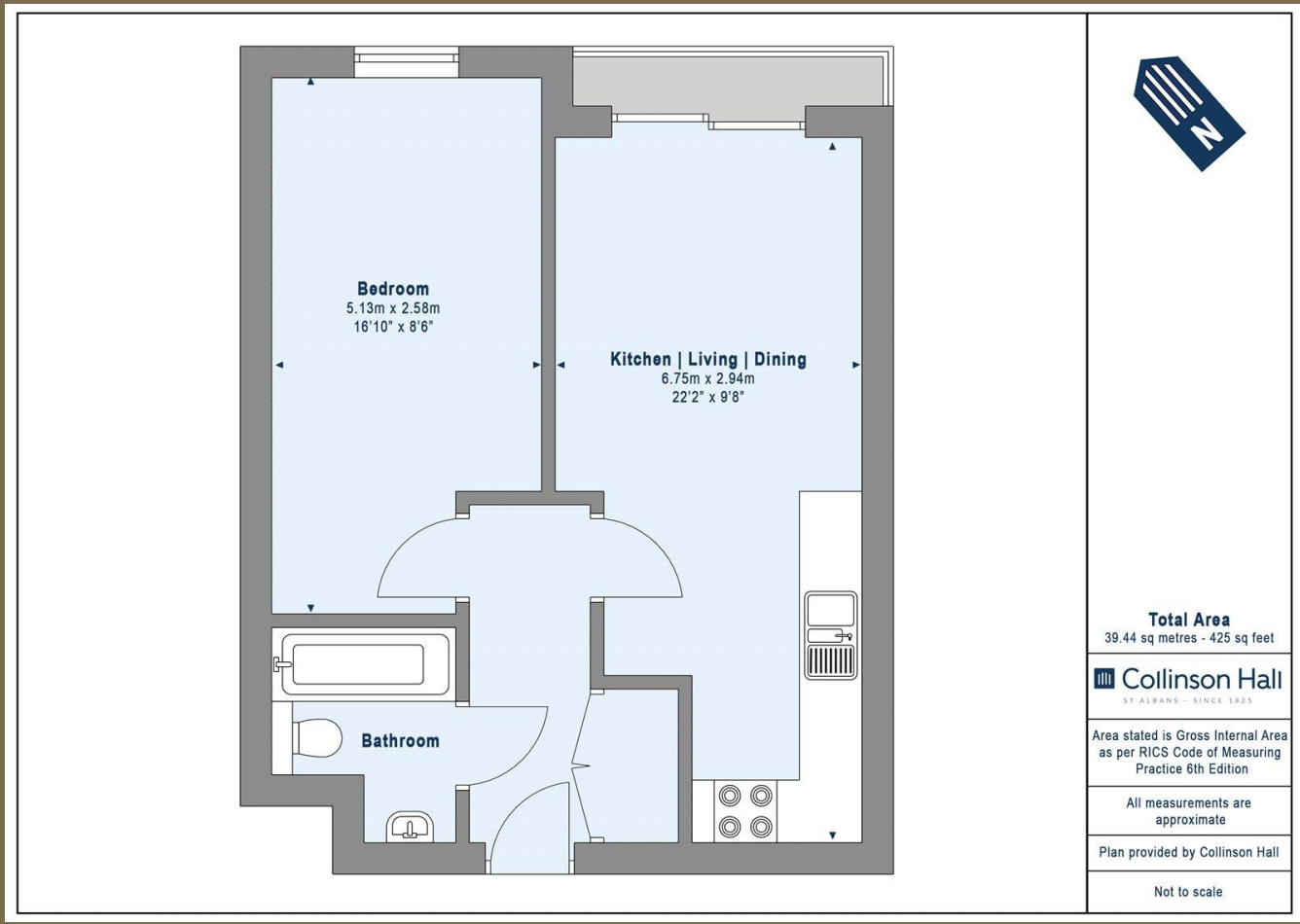
Balcony

Communal Gardens

Residents Parking







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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