



A spacious TWO DOUBLE BEDROOM FLAT positioned within a sought after **LOCATION NEAR ST. ALBANS MAINLINE STATION** with fast and regular service to London St. Pancras and the vibrant City Centre.

Offers Over: £300,000

Positioned on the top floor this light and airy property offers a generous lounge/diner with balcony, modern kitchen/breakfast room and good size bathroom. The current owners are in the process of finalising a lease extension for the property which the new owners will benefit from upon completion. Currently standing at 80 years we are informed the new lease will provide an additional 99 years to the existing term.

Externally, the apartment enjoys a dedicated private lock-up shed, beautifully maintained communal gardens with an orchard, and communal washing lines.

Thirlestane is located just off Lemsford Road and provides a leafy and established residential area with many amenities within a short walk. The development is within a monitored residents parking scheme where residents of Thirlestane can apply for a parking permit.

Please note: The property is currently tenanted. Personal items belonging to the tenants have been digitally removed from the images to protect their privacy. All images are for illustrative purposes only.

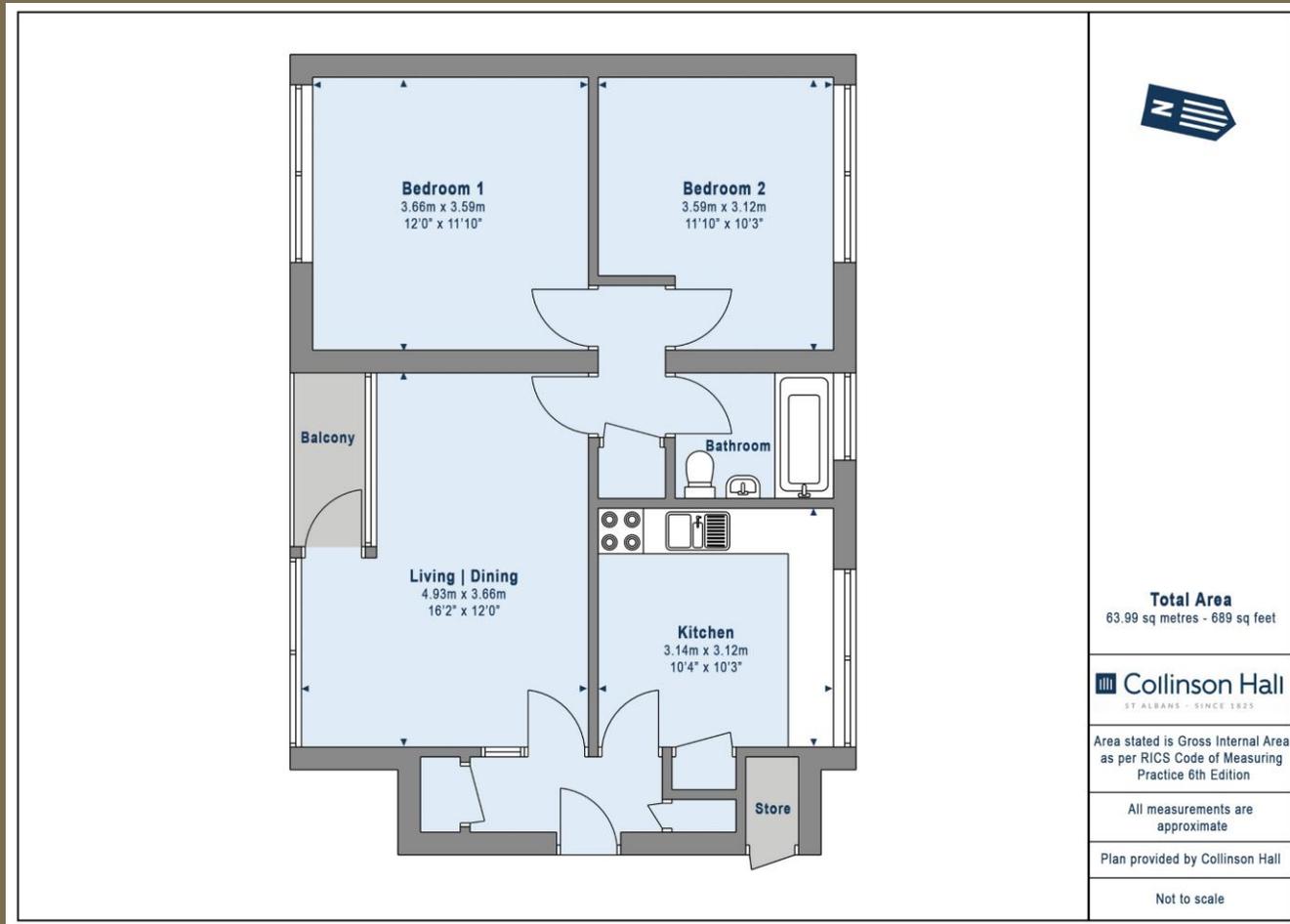
EPC Rating: D 68

Council Tax Band: C

Current Lease Information: 125 years from 9.3.1981, with 80 years remaining.







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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