



Lichfield Place, Lemsford Road, AL1 3UG Asking Price £425,000

NO UPPER CHAIN - SHARE OF FREEHOLD

Positioned on the ground floor of this purpose built residential development is this spacious two double bedroom apartment which enjoys direct access onto communal gardens.

The property enjoys a welcoming entrance hall which leads through to a dual aspect living room with double doors onto the gardens. Both bedrooms are well proportioned with the master bedroom enjoying an en-suite shower room.

There is also an additional main bathroom, and the kitchen is well designed and is separate from the living space enjoying a window to the side for natural light.

Lichfield Place is surrounded by well-tended communal gardens, there is allocated parking and additional visitors' spaces to the rear.

If you are a busy London commuter, this home is ideal as its a short walk to the mainline station with its fast trains into central London. The city centre is also easily accessible, and the wonderful green spaces of Clarence Park are nearby.

Tenure: Share of Freehold

Term of Lease: 125 Years From January 1990

Service Charge: £2,200 For 2024 Ground Rent: £0 For 2024 Council Tax Band: E

EPC Rating: C



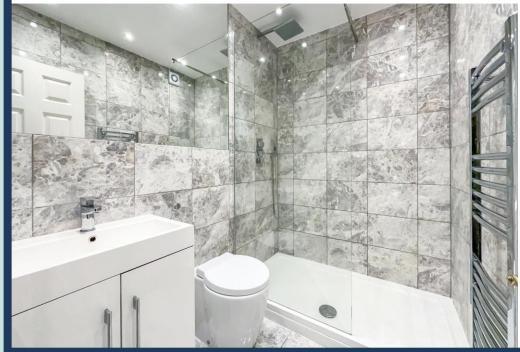














Ground Floor

Approx. 73.1 sq. metres (786.4 sq. feet)



Total area: approx. 73.1 sq. metres (786.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.

Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let your current home?



Scan me to request your FREE Instant Online Valuation!





Sign up for FREE mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.



f @bradfordandhowley

@bradfordandhowley

in @bradford-howley

@bradfordhowley4660



01727 898150



stalbans@bradfordandhowley.com



8 Chequer Street, St Albans, Herts, AL1 3XZ