



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Cotsmoor, Granville Road, AL1 5BW
Asking Price £250,000

Located opposite Clarence Park is this well-presented GROUND FLOOR two-bedroom apartment for residents over 55. The property has the added benefit of no upper chain and a long lease.

The accommodation comprises of an entrance hall with a large storage cupboard, two well-proportioned bedrooms, shower room, separate kitchen, and a dual aspect living/dining room.

The property further enjoys a communal area for residents, residents parking, guest parking and well-tended communal gardens.

Cotsmoor is located just off Granville Road and is a short walk to the city station with fast trains into London St Pancras. There is a bus stop nearby for easy access to the city centre with its extensive range of shopping and leisure facilities.

Tenure: Leasehold

Term of Lease: 189 Years From March 2024

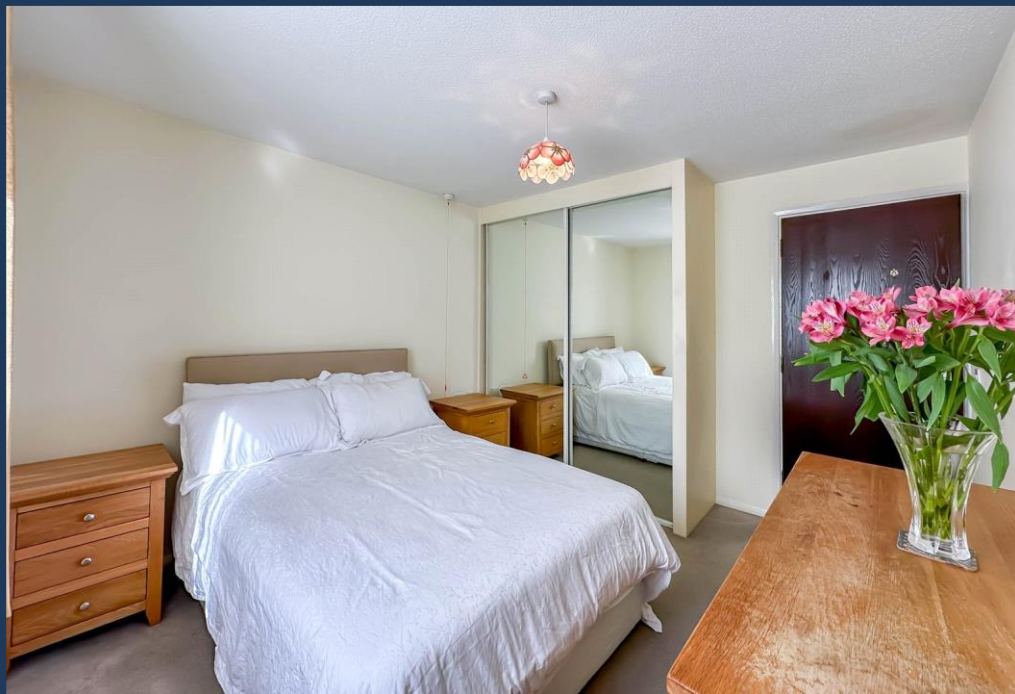
Service Charge: £3,737 PA for 2024

Ground Rent: £0 For 2024

Council Tax Band: C

EPC Rating: D





Ground Floor

Approx. 62.9 sq. metres (676.7 sq. feet)



Total area: approx. 62.9 sq. metres (676.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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