



**Mercers Row  
St Albans  
Hertfordshire  
AL1 2QT**

**Offers in Excess of £170,000**

**bettermove**



# Mercers Row St Albans

Bettermove are proud to present this top floor studio flat in St Albans available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the communal parking area. The council tax band is B.

This is a leasehold property with 959 years remaining on the lease; the ground rent is £50 per annum and the service charge is approximately £518.80 paid every 6 months.

The interior of this well presented property briefly comprises a spacious and open plan living area with the fitted kitchen, the bathroom and ample storage throughout on the top floor of the building.

Located in the popular town 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 Train Station, the M1 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

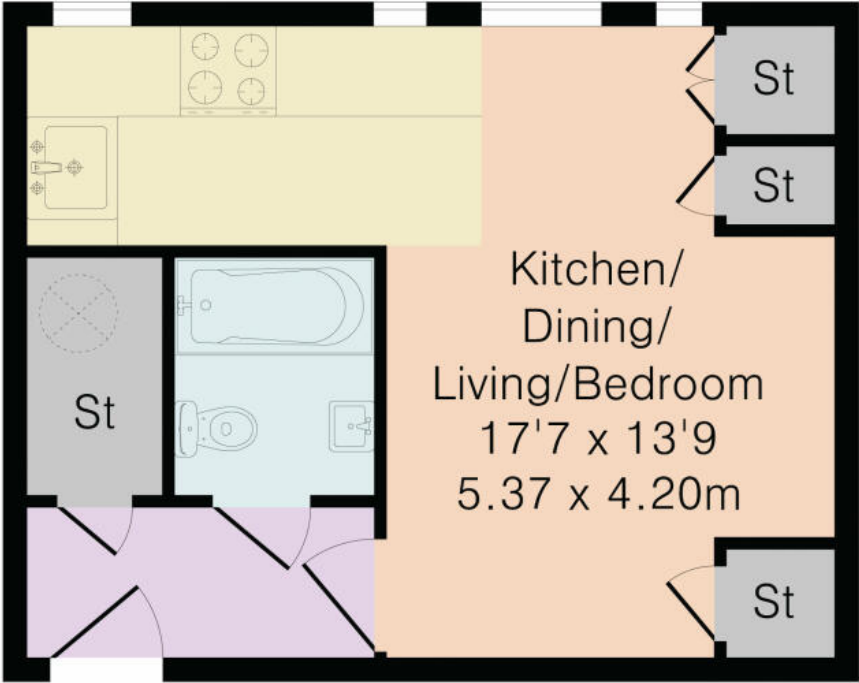
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Approximate Gross Internal Area 243 sq ft – 23 sq m



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