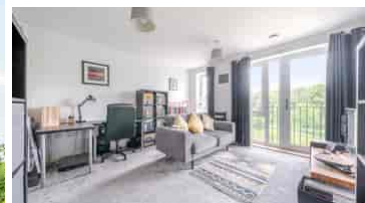


£275,000 Leasehold

Waddington House, 62 Barnes Wallis Way, Bricket Wood, Hertfordshire AL2 3FL



- Second Floor with Juliette Balcony
- Semi-Open-Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Parking Space
- Approx. 556 Sqft Gross Internal Area
- Fitted Wardrobe in Bedroom
- Large Communal Garden
- Walking Distance to Bricket Wood Station

GENERAL DESCRIPTION

A well-presented and well-proportioned flat on the top (second) floor. The property is west/south-west-facing and has a Juliette balcony which provides a very pleasant view of the large communal rear garden. The reception room is semi-open-plan to a smart modern kitchen with integrated appliances and induction hob. There is a bedroom with fitted, mirror-fronted wardrobe, a spacious bathroom and a hallway storage/utility cupboard. Waddington House is a modern development and the insulation standards, high performance glazing and gas central heating system make for a very good energy-efficiency rating. The flat comes with use of an allocated parking space and the location allows convenient access to the North Orbital Road, the M1 and the M25. Alternatively, Bricket Wood Railway Station is within comfortable walking distance or a brief cycle ride.

Tenure: Leasehold (125 years from 01/10/2018).

Service Charge: £162.93 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Council Tax: Band C, St Albans City & District Council.

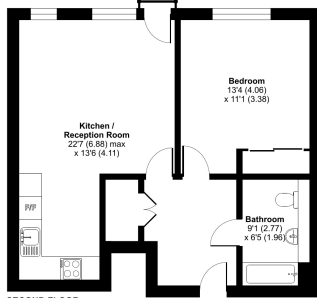
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



Barnes Wallis Way, Bricket Wood, St. Albans, AL2

Approximate Area = 556 sq ft / 51.7 sq m
For identification only - Not to scale



SECOND FLOOR

Plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) December 2015. Produced for Urban Moves. REF: 120366

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

22' 7" max. x 13' 6" max. (6.88m x 4.11m)

Kitchen

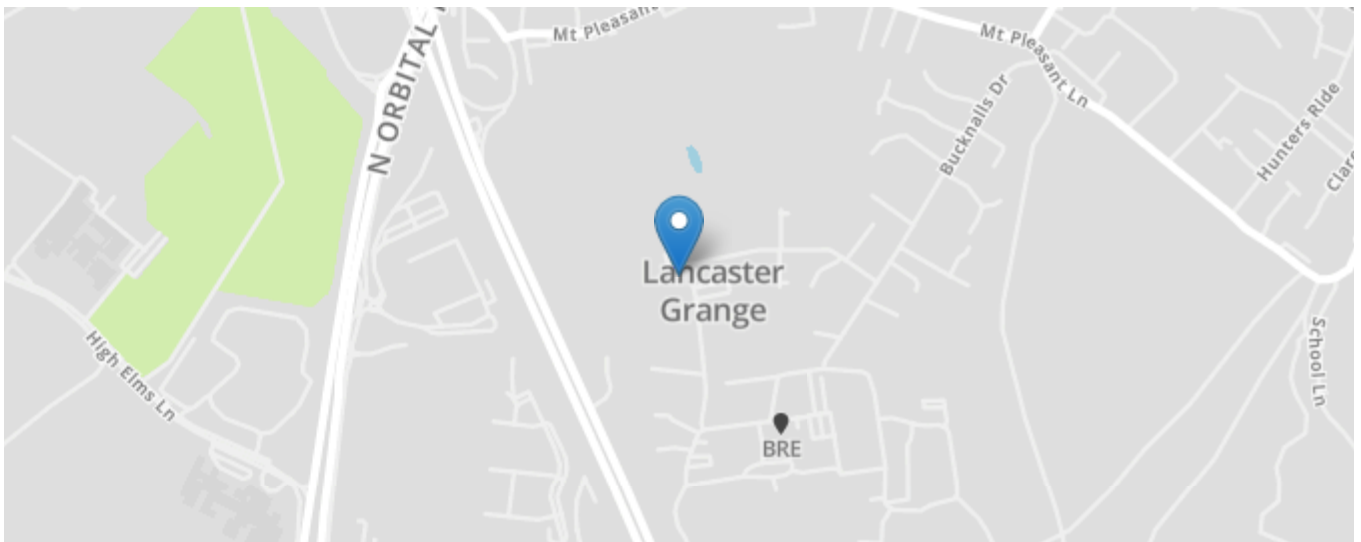
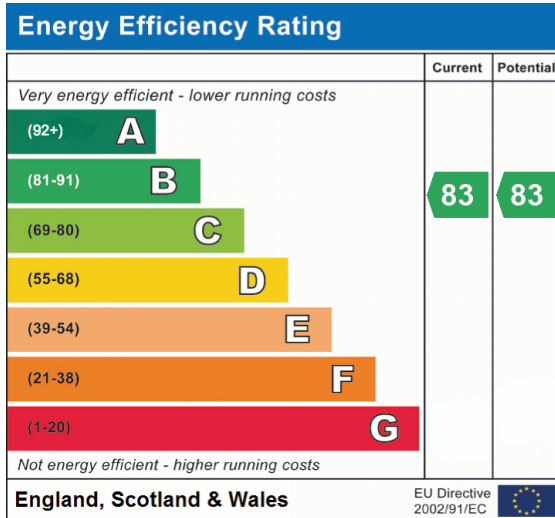
included in reception measurement

Bedroom

13' 4" x 11' 1" (4.06m x 3.38m)

Bathroom

9' 1" max. x 6' 5" max. (2.77m x 1.96m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.