 2 Bedrooms

 2 Bathrooms

 1 Reception

 Communal Garden

 Garage

 EPC Band C

Service Charge:
£1,225.84 per annum

Ground Rent:
£10.00 per annum

Council Tax Band:
C £2,185.05 (2026/2027)

Local Authority:
St Albans District Council



A superbly presented two bedroom 1st floor apartment with a garage and parking.

Description

This bright, airy and spacious apartment is located within an enviable position, close to extremely popular schooling, local shops and River Lea nature walk. Located on the 1st floor, the accommodation comprises of two double bedrooms, en-suite shower room and further family shower room. The open plan living boasts a large living/dining room and gorgeous fully fitted kitchen with a range of wall mounted storage cupboards and drawers, base units and built in appliances to include and electric oven and hob, dishwasher, extractor fan and fridge/freezer. Outside, the communal gardens are laid mostly to lawn with surrounding flower beds and lead to an integral garage that has power and light and parking in front.

Location

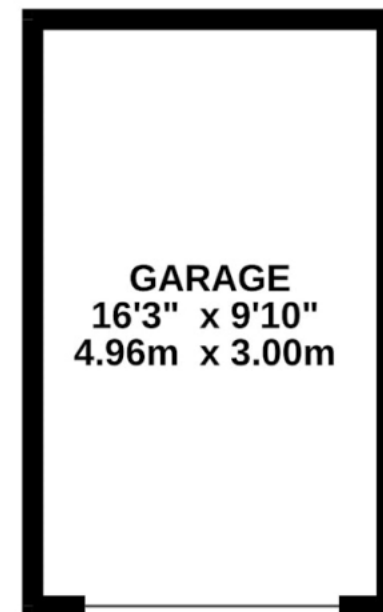
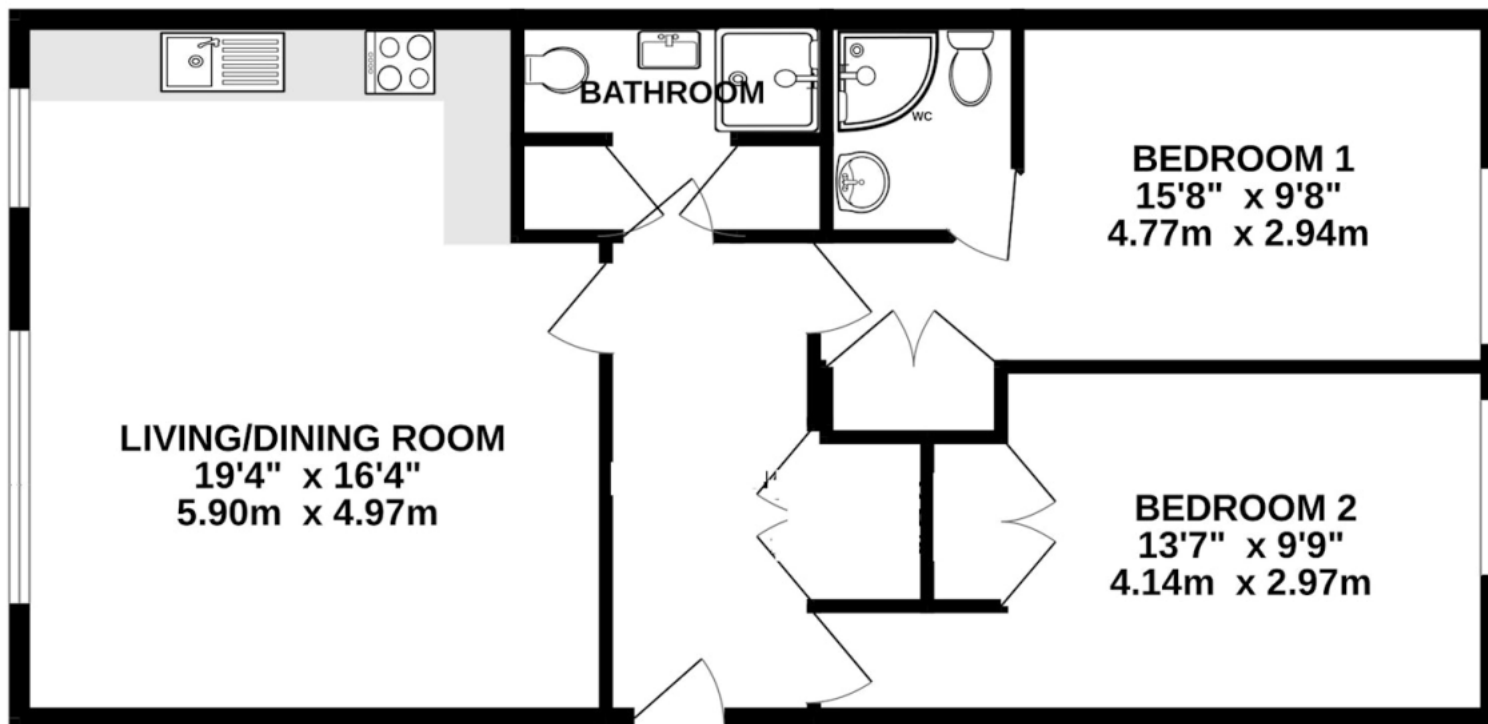
Manland Avenue and Hickling Way enjoy a highly convenient location, just a short stroll from both Sir John Lawes, St George's and Katherine Warrington school's making it ideal for families.



In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

This floorplan is for illustration purposes only, the measurements and position of each element are approximate and must be viewed as such

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.