

Havercroft Close, St. Albans, AL3



**Price: £515,000**  
**Leasehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**\*OFFERED CHAIN FREE\* - An extremely well presented two double bedroom first floor maisonette. Renovated throughout to a very high standard featuring views towards St Albans Abbey. The property benefits from a private front door, modern fitted kitchen and bathroom suite and en-suite to master bedroom. It has a bright and spacious living room, well-maintained communal gardens, parking space, visitor parking spaces and long lease. Situated in this highly sought after cul-de-sac to the south of St Albans city centre. The private development provides excellent access to the city centre with its extensive leisure facilities and both of St Albans' train stations as well as backing onto the ever popular open spaces of the Historic Verulamium Park.**

- TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE
- EXTREMELY WELL PRESENTED
- 2 BATHROOMS
- NEWLY EXTENDED LEASE
- FEATURING VIEWS TOWARDS ST ALBANS ABBEY
- CHAIN FREE
- CLOSE TO CITY CENTRE
- COMMUNAL GROUNDS, PARKING SPACE AND GUEST PARKING

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

Private Front Door  
Stairs and Hallway  
Kitchen  
Living Room  
2 Bathrooms  
Communal Grounds  
Parking Space  
Guest Parking

### **LOCATION**

Situated just off King Harry Lane in this highly sought after and quiet cul-de-sac to the south of St Albans city centre. The property is situated in this private development and provides excellent access to the city centre with its extensive leisure facilities and both of St Albans' train stations as well as backing onto the ever popular open spaces of the Historic Verulamium Park.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
160 year Lease

### **LOCAL AUTHORITY**

St Albans City and District Council

### **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

### **IMPORTANT INFORMATION CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents:

\* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)

\* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

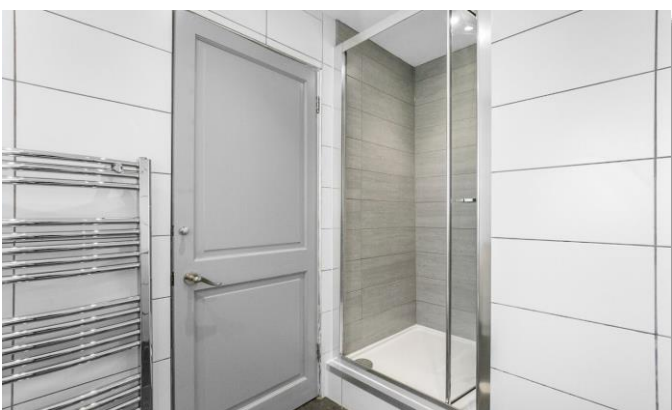
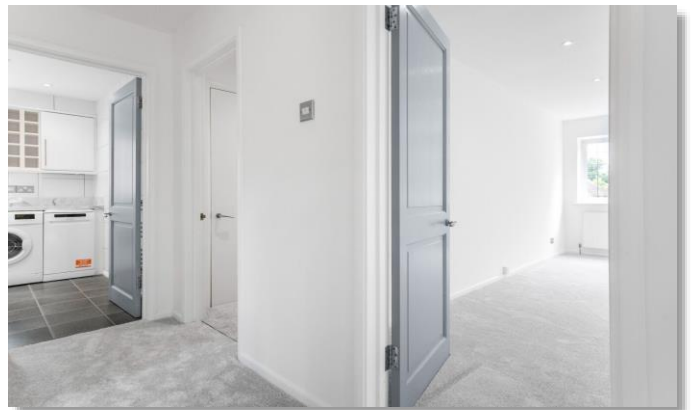


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