



£140,000

23 Granville Road, St. Albans, Hertfordshire

Flat | 1 Bathroom

01727 761 816

A | H Attewell & Hardwicke  
The Letting Specialists St. Albans

[www.attewellandhardwicke.co.uk](http://www.attewellandhardwicke.co.uk)



# Step Inside

---

## Key Features

- Living Room/Bedroom
- Kitchen
- Shower Room
- Excellent Location
- Allocated Parking
- Walking to Town Centre
- Excellent Investment

## Property Description

A top floor studio flat located in an excellent position, very close to the mainline station and just over half a mile from the City Centre.

## Main Particulars

A top floor studio flat located in an excellent position, very close to the mainline station and just over half a mile from the City Centre. The property has great letting potential and benefits from an allocated parking space in a private gated car park and the large living room windows provide a bright aspect. Clarence Park is just around the corner, whilst the many local and diverse amenities of Hatfield Road are within easy walking distance. Sold as seen (excluding chattels).

Lease - 66 years remaining

Service Charge - £1,078.00 per annum (approx.)

Ground Rent - £250.00 per annum (approx.)





Telephone: 01727 761 816

**A | H** Attewell & Hardwicke  
*The Letting Specialists St. Albans*

---

[www.attewellandhardwicke.co.uk](http://www.attewellandhardwicke.co.uk)