



Orchard Drive, St Albans

CHANDLERS

Plot 5 Orchard Drive

Orchard Gardens, St Albans, AL2 2QH

£425,000



2 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band

A self contained maisonette with its own private rear garden and two allocated parking bays in a detached property containing just one ground floor and one first floor maisonette. The stylish kitchen is equipped with integrated fridge and freeze, a dish washer, fitted oven and hob. There is a utility cupboard off the hall where the washing machine is fitted.

Located on the Orchard Gardens development in St Albans, bus stops, schools, neighbourhood shopping and take away restaurants are close to the development.

Lease 999 Years - Ground Rent - Nil Service Charge - Nil

Anticipated EPC - B

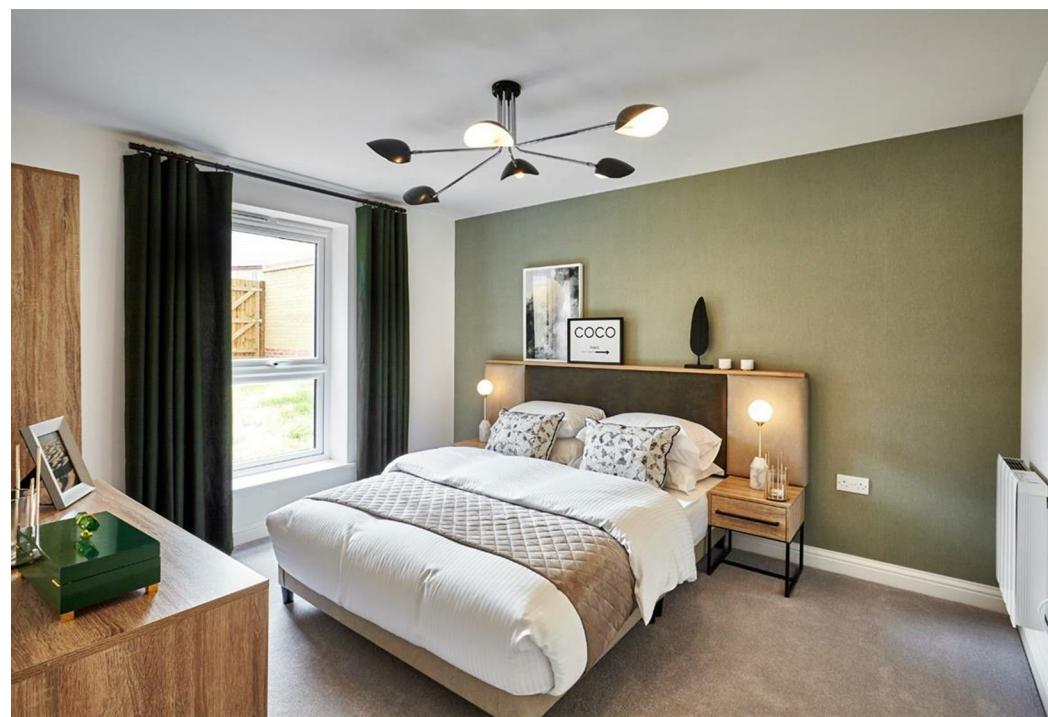
Council Tax Band - TBC

Estate Management Charge TBC

Photos are from similar house types on other developments and the specification may vary.

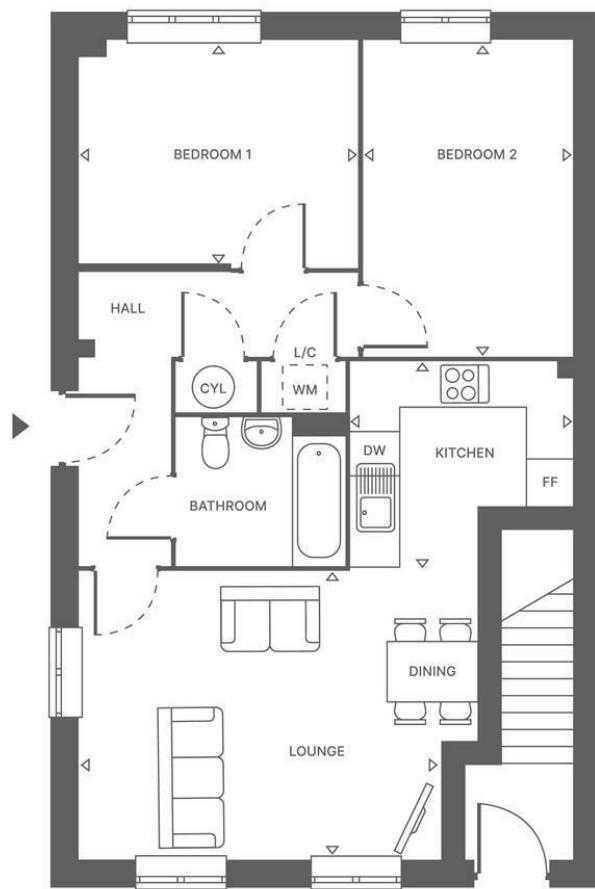


- 999 Year Lease - no service charges or ground rent
- Own Private fenced in Garden
- Two Allocated Parking Bays
- Just Two Maisonettes in a detached building - Ground & First Floor Available
- Utility cupboard with washing machine
- Kitchen with integrated Fridge/Freeze, dish Washer, oven and hob
- Entrance Hall with utility cupboard for washing machine.
- Bathroom with a separate shower over the bath.
- Small development - ready to move in in April
- 10 Year NHBC Warranty - 2 Year Abbey New Homes Warranty



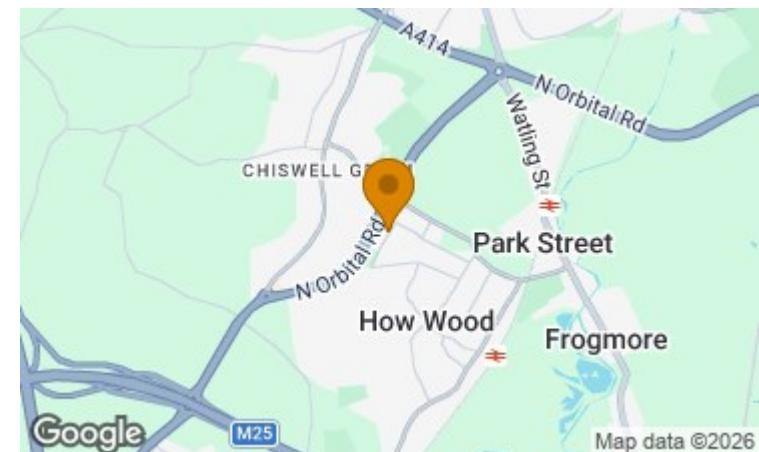


What makes it special...



Additional/Material Information

- Local Authority is
- Council tax Band
- Tenure – Leasehold
- Mains Gas, Water, Electricity



Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.