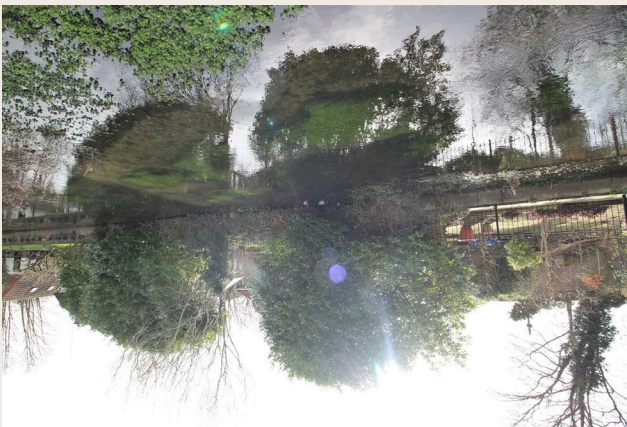


Energy Efficiency Rating	
Potential	Current
88	67

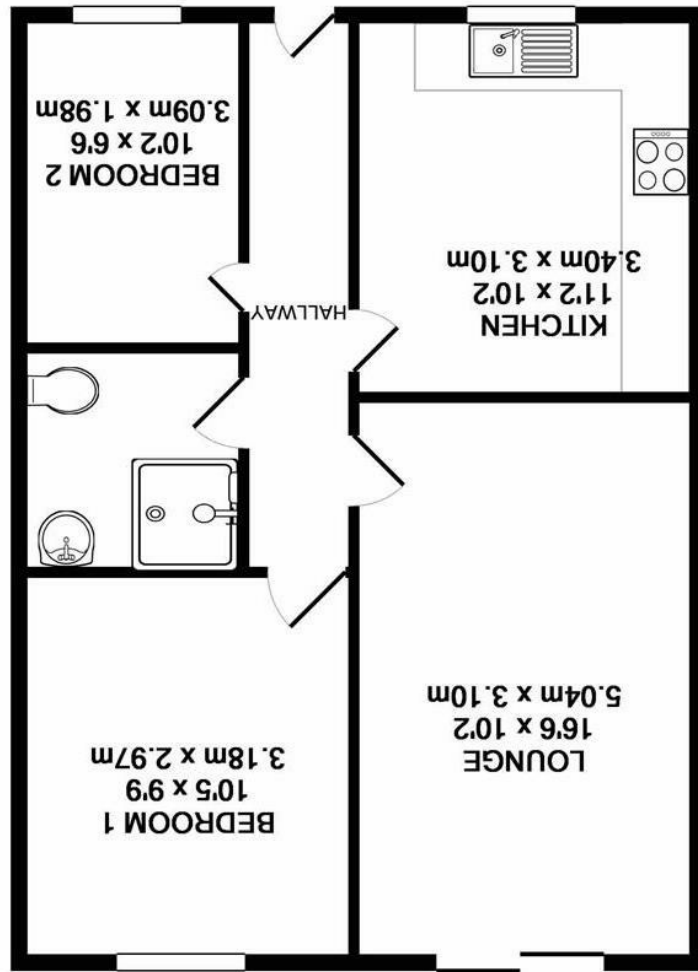
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)



TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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LUMLEY ESTATES



The Beeches, St. Albans
 Freehold

Tel: 01923 853 366
 Email: info@lumleyestates.co.uk



The Beeches
St. Albans
Hertfordshire AL2 2NL



A beautifully located and recently refurbished two bedroom bungalow, located in this sought after over 55's development in the village of Park Street.

The property is in excellent order throughout and comprises of; large lounge/dining room with double doors opening onto a private patio area, fully fitted kitchen with a range of wall and base units, oven, hob, grill and extractor hood, good sized master bedroom , further single bedroom and a lovely shower room.

Externally the private patio leads to well tended communal gardens for the residents use and overlooking the River Ver which flows through the well maintained grounds.

Situated just off Watling Street, the property is conveniently located within walking distance of local shops, bus routes and Park Street train station. We are advised that the service charge is £34 PCM, the property is freehold, there is a site manager on call for residents and there is a communal laundry / drying room within the development for residents use.

CHAIN FREE

