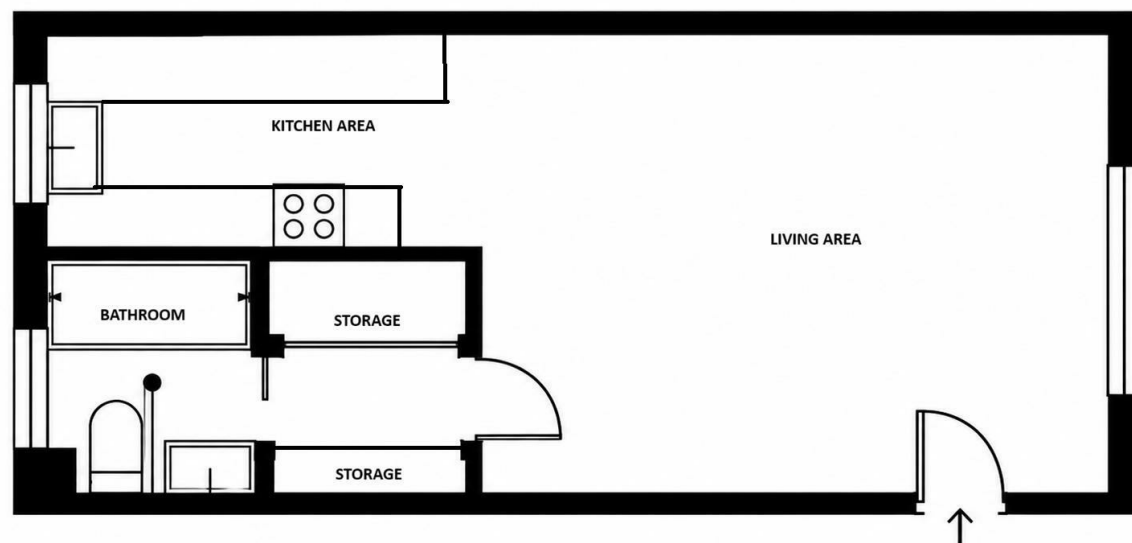




2, Dane Court College Road, St Albans, AL1 5NX

Ground Floor Studio Flat



For Auction, Guide £100,000+

**** FOR SALE BY ONLINE AUCTION TUESDAY 20TH OCTOBER ** GUIDE PRICE £100,000+ ** BIDDING OPENS FROM MONDAY 19TH OCTOBER FROM 1:00 PM ** VIEWINGS BY APPOINTMENT ** SATURDAY 3RD OCTOBER 2.00 PM TO 2.30 PM & TUESDAY 6TH OCTOBER 5.00 PM TO 5.30 PM ****

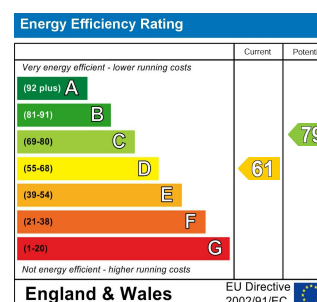
This well-positioned ground floor studio apartment presents an excellent opportunity for investors, ideally located within easy walking distance of St Albans City Centre and the mainline railway station.

Offering just over 300 sq ft of living accommodation, the property enjoys a pleasant outlook and represents an attractive proposition for both landlords and investors. The property is held on a 99-year lease with approximately 56 years remaining. With the relatively short lease, there may be potential to add significant value through a future lease extension, subject to the usual terms, costs and eligibility.

Alternatively, the property could make an appealing rental investment, with its convenient location and proximity to the city centre and railway station offering strong appeal to prospective tenants. With its combination of location, manageable size, rental potential and possible future value enhancement, this studio represents an interesting investment opportunity in the highly sought-after St Albans market.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.northantsbedsandbucks

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ACCOMODATION

COMMUNAL ENTRANCE

With security door and intercom system

ENTRANCE

Front door to



LIVING AREA

14'5 x 12'0

Double glazed window to front, 2x electric heaters, open plan living/bedroom area, open to



KITCHEN AREA

10'10 x 5'8

Double glazed window to rear. range of fitted wall and base units, sink unit, space for appliances, fitted filter hood, laminate floor.



HALLWAY

Airing cupboard, separate storage cupboard



BATHROOM

6'0 x 5'0

Double glazed window to rear, panel bath with shower and shower screen over, sink unit, WC, part tiled.



OUTSIDE



COMMUNAL GARDENS

Laid to lawn



PARKING

Car park to rear, please review the legal pack to see any parking rights for residents or visitors.

LEASE DETAILS

The property is subject to a 99 year lease with 56 years remaining. Service charges & Ground Rent: Our client has been unable to provide this information to us because they are an Asset Management Company with limited knowledge of this property. Because of this we are unable to provide figures relative to the current charges that may be applicable to this property.

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band B, Hertfordshire Council

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time

prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2400 (£2000 plus vat)

HOW TO GET THERE

From M1 Junction 6, take the A405 towards St Albans, continue towards the city, then follow signs for St Albans city centre; continue into the city and take College Road, where Dane Court is at 20 College Road

DOISA/2209SA0482

For further information on viewing call 0333 358 2245