



## The Priory, Monks Close, Redbourn, AL3

 2 Bedrooms

 1 Bath/Shower Room

 1 Reception Room

 Allocated Parking

 Communal Gardens

 EPC Band D

Council Tax  
Band: C – £2,006.35 (2025/26)  
Ground Rent: £75 pa  
Service Charge: 963 pa  
Lease: 152 years from 24/06/2010

Guide Price  
£310,000 Leasehold

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**Spacious two bedroom ground floor flat with parking and communal gardens. Located close to High Street amenities and Redbourn Common.**

### Description

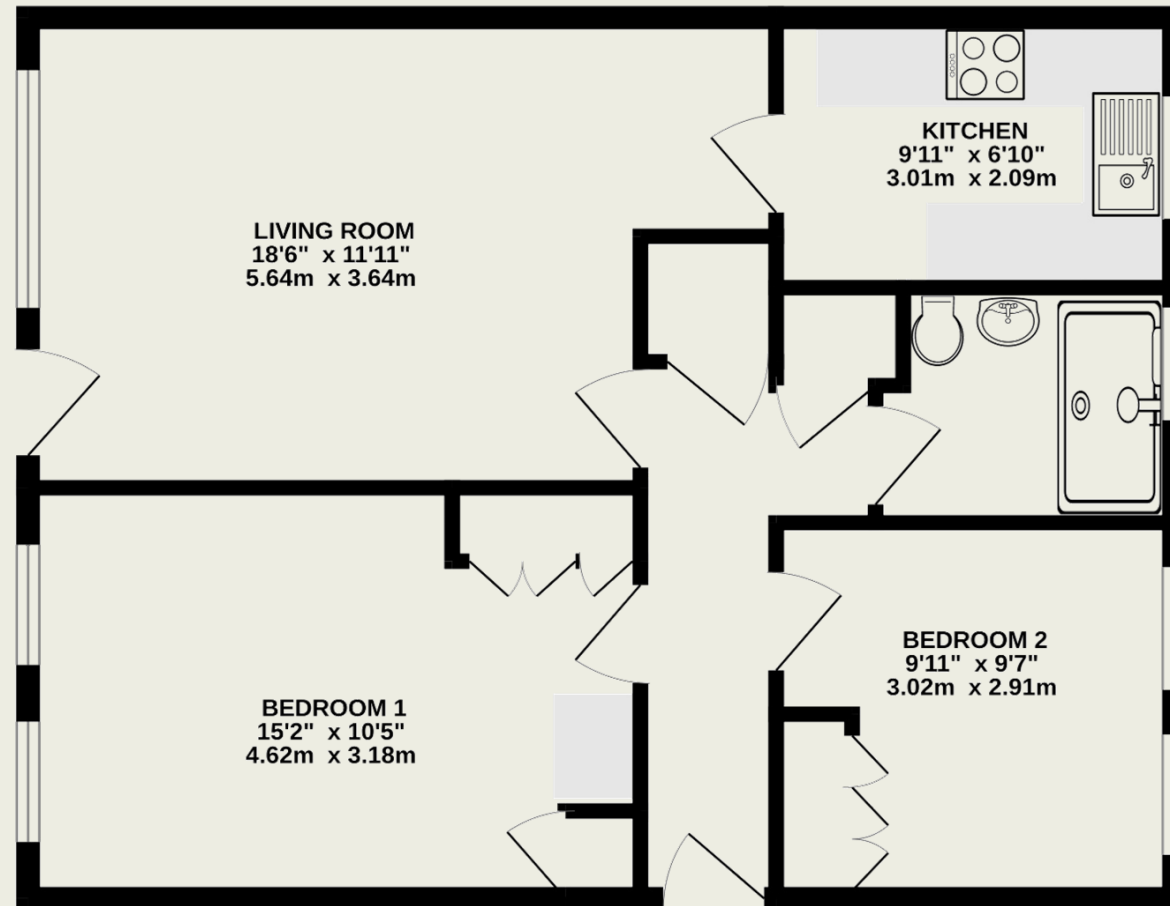
This excellent ground floor apartment looks out onto lovely communal gardens and is ideally positioned a short stroll from village amenities and Redbourn Common.

The accommodation is spacious and includes a large living room with part glazed door leading out to a pretty communal garden. A fully fitted kitchen sits just off the living room with built-in oven and hob and space for washing machine, dishwasher and fridge/freezer. There are two good size bedrooms and a modern re-fitted shower room. An allocated parking space belongs to the property with a rental charge of £44.88 twice yearly. The lease was renewed on both the flat and the parking space in 2010.

### Location

Located just off the High Street in Redbourn, within easy reach of local amenities and the village Common. Redbourn offers excellent amenities including a Co-op, chemist, post office facilities and a variety of shops, restaurants, pubs and doctors surgery and dentist all within a short walk. The nearby towns of Harpenden and St Albans are a short drive away and offer wider amenities and efficient rail links into London St Pancras (approximately 30 minutes). The M1 and M25 motorways and Luton Airport are also close by.

**GROUND FLOOR**  
634 sq.ft. (58.9 sq.m.) approx.



#### Important Information

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

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