







Offered for sale with **NO UPPER CHAIN** is this recently refurbished one bedroom **GROUND FLOOR** retirement apartment with beautifully maintained communal **GARDEN**, shared by only five adjoining apartments.

**Guide Price: £250,000**

Set within an Award-Winning Development, Exclusively for the over 55's in a desirable St Albans City Centre Location. The accommodation comprises an entrance hall, bright and airy sitting room with French doors opening to a patio and communal grounds. Additionally, there is a double bedroom, modern bathroom, and a stylish refitted shower room.

EPC Rating: C 80

Council Tax Band: C

Lease Information: 153 years remaining, expires 31/12/2176.



Entrance Hall

Living/Dining Room 5.45m x 3.02m (17'11" x 9'11").

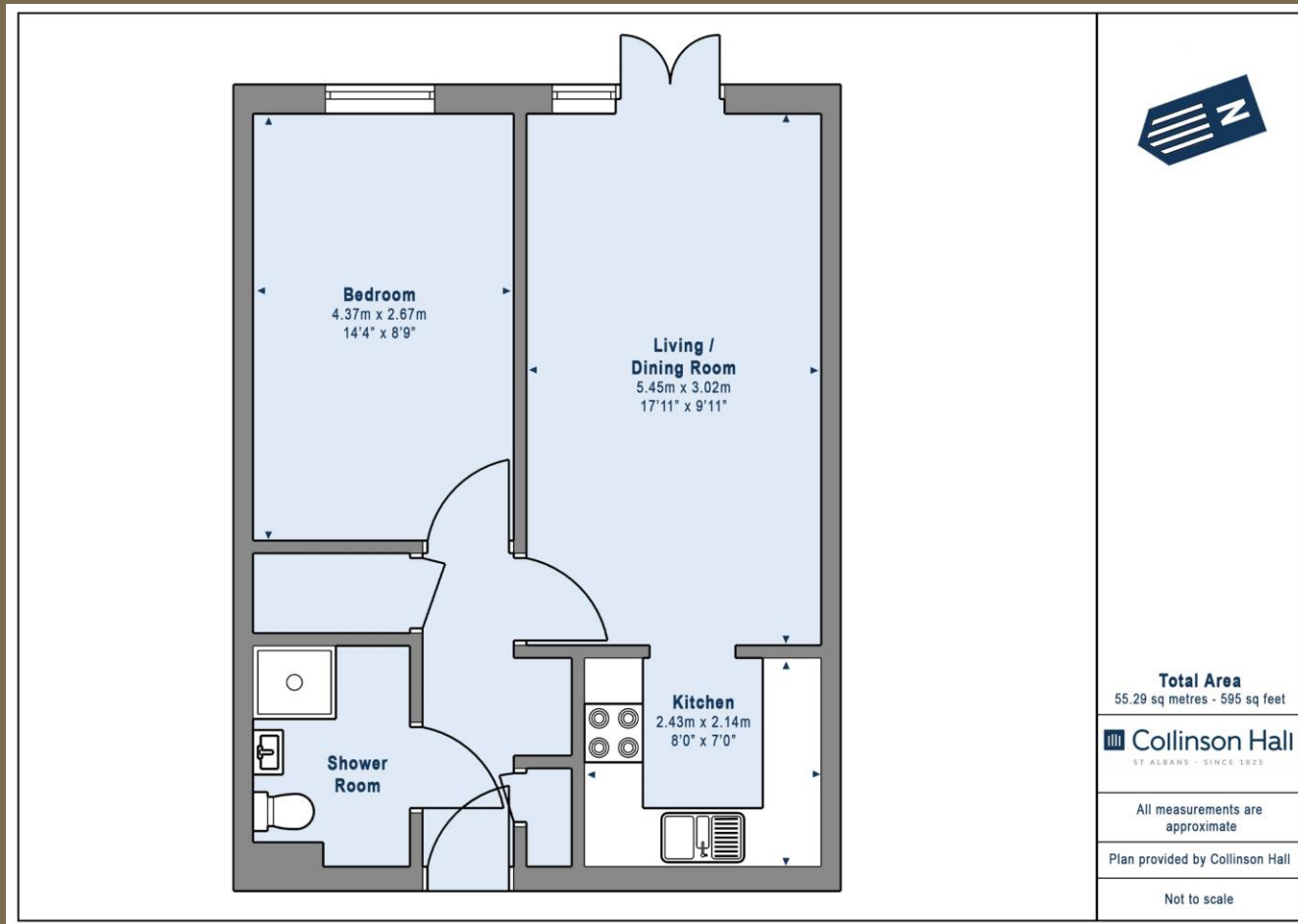
Kitchen 2.43m x 2.14m (8' x 7').

Bedroom 4.37m x 2.67m (14'4" x 8'9").

Residents Parking

Communal Garden





**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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