





CONDITION, offered for sale **CHAIN FREE**, situated within a **PRIVATE GATED DEVELOPMENT** just 0.8 miles from the mainline railway station and walking distance to the vibrant **CITY CENTRE** which has a wide variety of independent and nationally represented restaurants, shops and leisure facilities including a superb independent cinema. This delightful apartment boasting, **TWO BEDROOMS** and **TWO BATHROOMS**.

Guide Price: £550,000

The property boasts nearly 900 square feet of luxurious accommodation comprising an entrance hall with excellent storage, modern kitchen with built-in appliances including an instant boiling water tap, and a living/dining room that opens to a large balcony, with stunning views over the immaculate communal grounds. The principal bedroom also boasts lovely vistas, with triple fitted wardrobes, and another large balcony, it is also served by a stylish, above average sized, four-piece ensuite, with both bath and large separate shower. Completing the accommodation, there is a second double bedroom with floor to ceiling windows and more fitted wardrobes. With hi-spec bathroom across the hall. Externally the property enjoys an allocated parking space, with additional visitor parking. The communal gardens are beautifully landscaped and are equipped with a communal bar-b-que, a gate from the back garden leads to a picturesque field beyond, with children's play area, a multitude of outside space. There is a large shed, which is also included with the property and each flat has an allotment situated in the rear, which owners have full discretion to grow/plant as they wish. The internal communal areas benefit from air conditioning and stunning lighting throughout, giving a real feel of executive living.





Entrance Hall

Kitchen/Lounge/Dining Room 7.47m x 5.52m (24'6" x 18'1").

Bedroom 1 3.80m x 3.53m (12'6" x 11'7").

Ensuite Bathroom and Shower Room

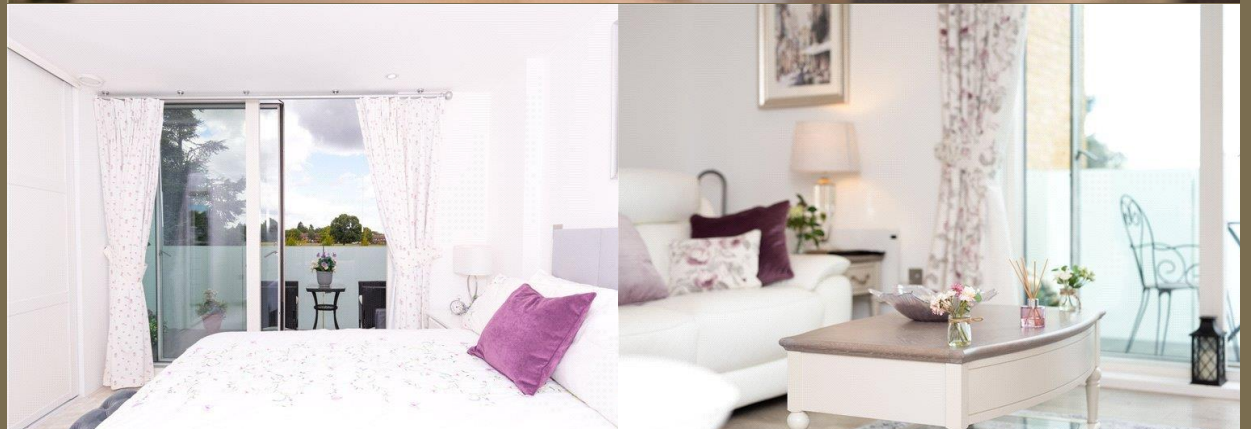
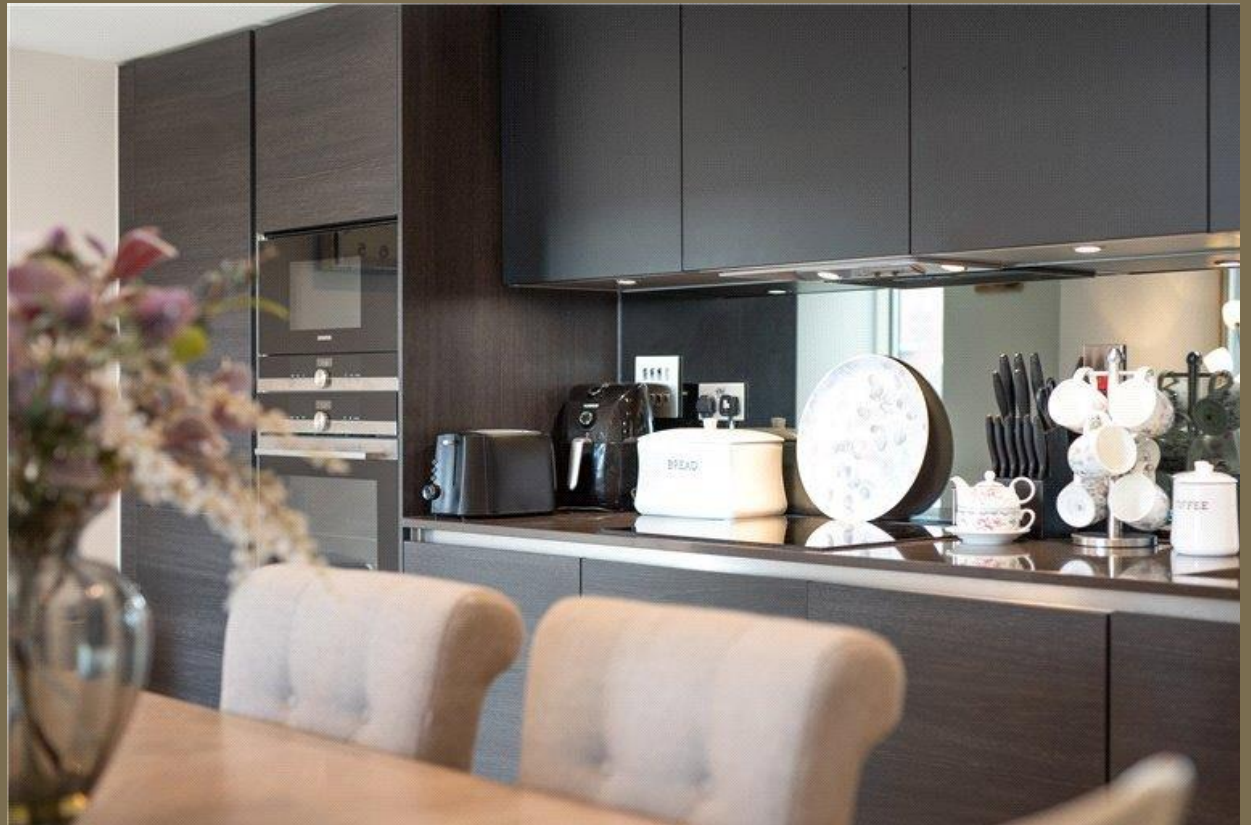
Bedroom 2 3.49m x 2.57m (11'5" x 8'5").

Bathroom

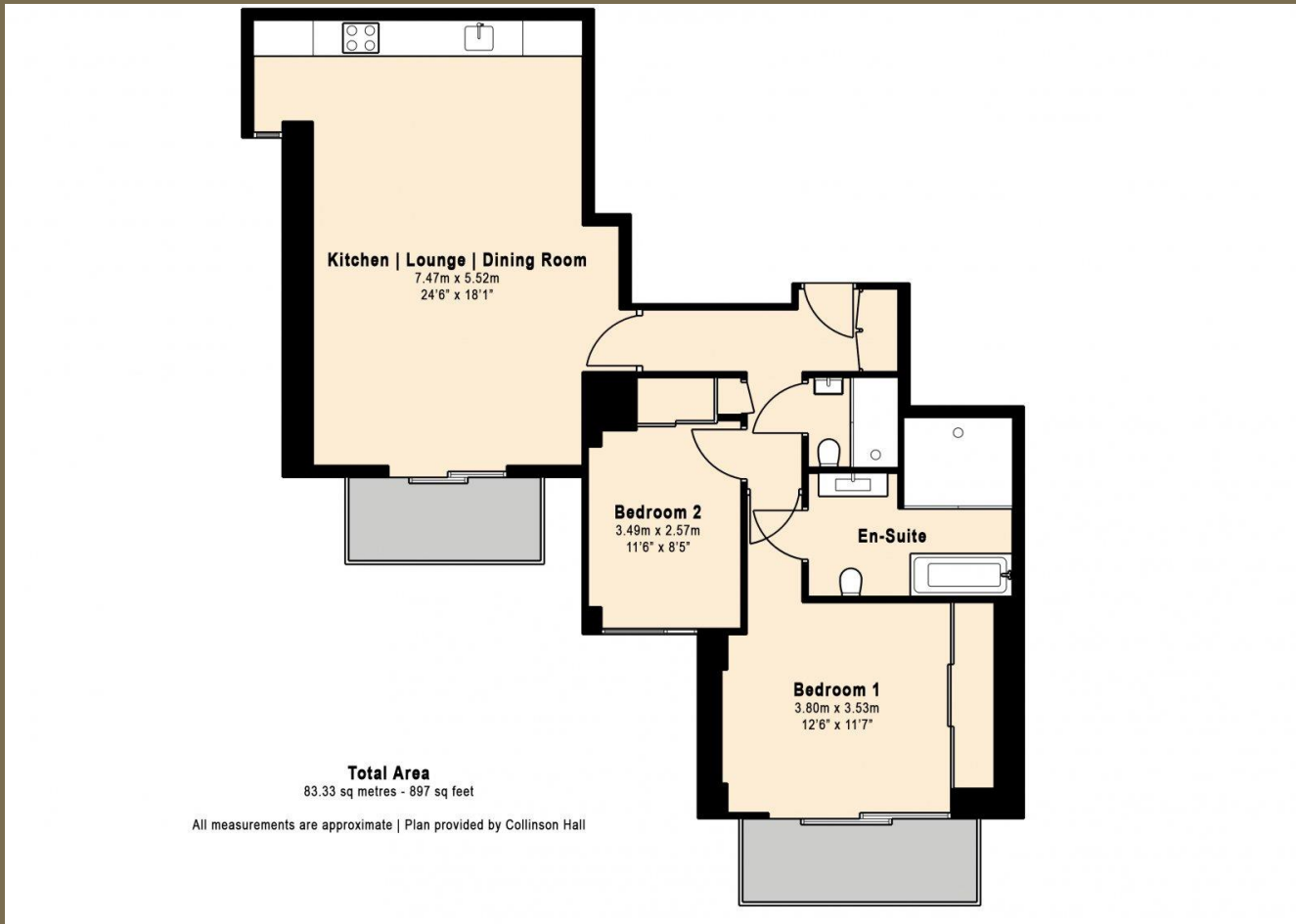
Two Balconies

Communal Gardens

Residents Parking







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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