







Situated in a quiet CUL-DE-SAC, this BRIGHT and SPACIOUS top floor modern apartment enjoys picturesque views across Cunningham Hill Park and is within a SHORT WALK of the CITY CENTRE and MAINLINE STATION. This larger than average apartment benefits from versatile accommodation to include a fantastic lounge/dining room with a JUILETTE BALCONY, two DOUBLE BEDROOMS with fitted wardrobes, two bathrooms and a MODERN KITCHEN complete with a full range of appliances. Externally, the property benefits from well-kept COMMUNAL GARDENS and a private allocated underground PARKING space with ample visitor parking available too.

£1,650 per month

To let unfurnished

Minimum 12 Month tenancy

White goods: Oven, Hob, Washing Machine/ Dryer, Fridge, Freezer and Dishwasher

Council tax band: D

EPC Rating: C

Parking: One allocated space with plenty of visitor spaces available

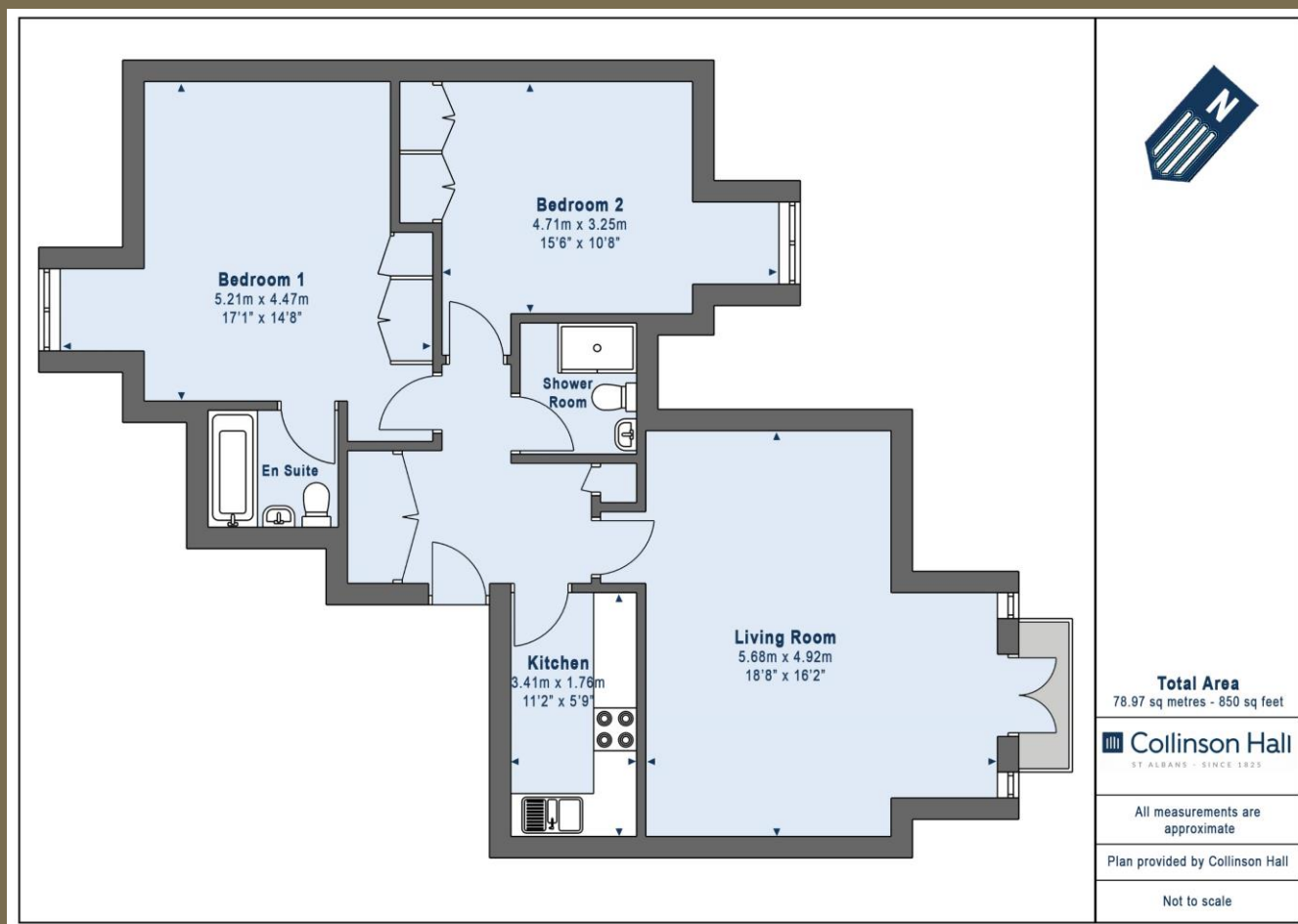
Letting Open day Friday 6th January 2023 between 3-5pm

Available from Monday 30th January 2023.









#### 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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City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk