





This beautiful apartment, being sold with **NO UPPER CHAIN**, has been cared for and updated to an extremely high standard. Situated within the **HEART OF ST. ALBANS Centre**, this wonderful property is within a **SHORT WALK** to a variety of amenities including restaurants, shops, mainline train station, and all the local points of interest that St. Albans has to offer.

Guide Price: £267,500

The property is accessed via a private entrance that leads to the apartment. The accommodation comprises, hallway with storage area providing access to a modern fitted kitchen, that was updated in 2021, with built in appliances, a good-sized lounge dining room that offers space for a dining room table and office space with views over the garden, a spacious bedroom with ample storage areas and a well-designed modern bathroom suite. A further benefit of this fantastic home is access to a well maintained communal garden area.

EPC Rating: D

Council Tax Band: B

Lease Information: 125 years from October 1997





Entrance Hall

Kitchen 2.95m x 2.93m (9'8" x 9'7").

Living Room 4.13m x 4.02m (13'7" x 13'2").

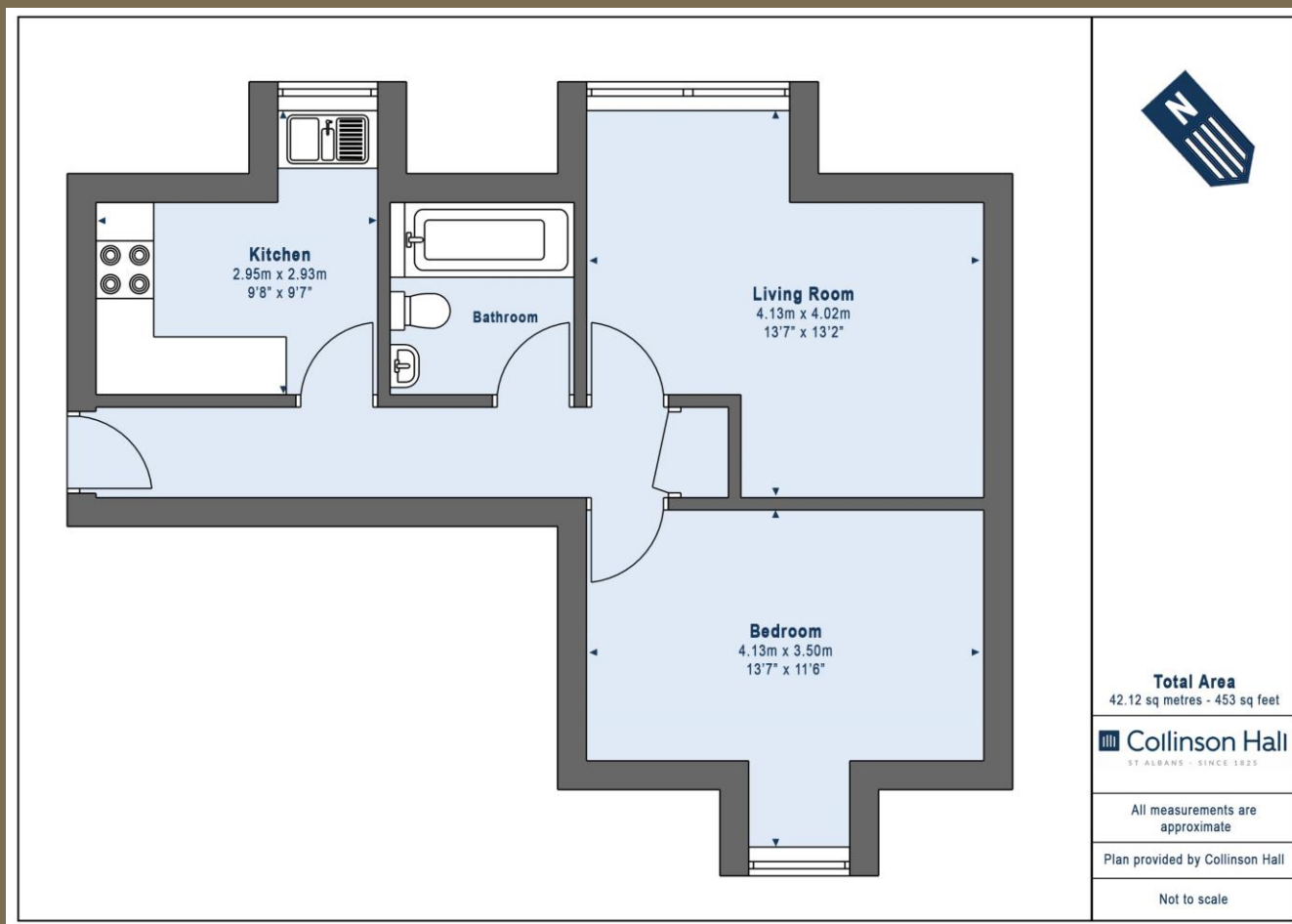
Bedroom 4.13m x 3.50m (13'7" x 11'6").

Bathroom

Communal Gardens







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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