





A SPACIOUS and BEAUTIFULLY PRESENTED one bedroom, GROUND FLOOR apartment situated within popular central development close to the vibrant CITY CENTRE and the mainline railway STATION.

Offers Over: £275,000

Situated in a prime central location, this spacious ground floor apartment offers contemporary living with stylish furnishings and a superb sense of space throughout. Upon entering, you are welcomed by a generous hallway that leads into a beautifully presented open-plan living area. This expansive space seamlessly integrates a modern kitchen and dining area, featuring sleek contemporary finishes and a full suite of integrated appliances. The bright and airy living area extends to a communal south-facing terrace through elegant sliding doors, offering an inviting spot for relaxation or entertaining. The generously proportioned bedroom provides ample storage space while the chic, modern bathroom is equipped with a shower over the bath. Additional benefits include exclusive access to a residents-only gym and a secure, allocated underground parking space.

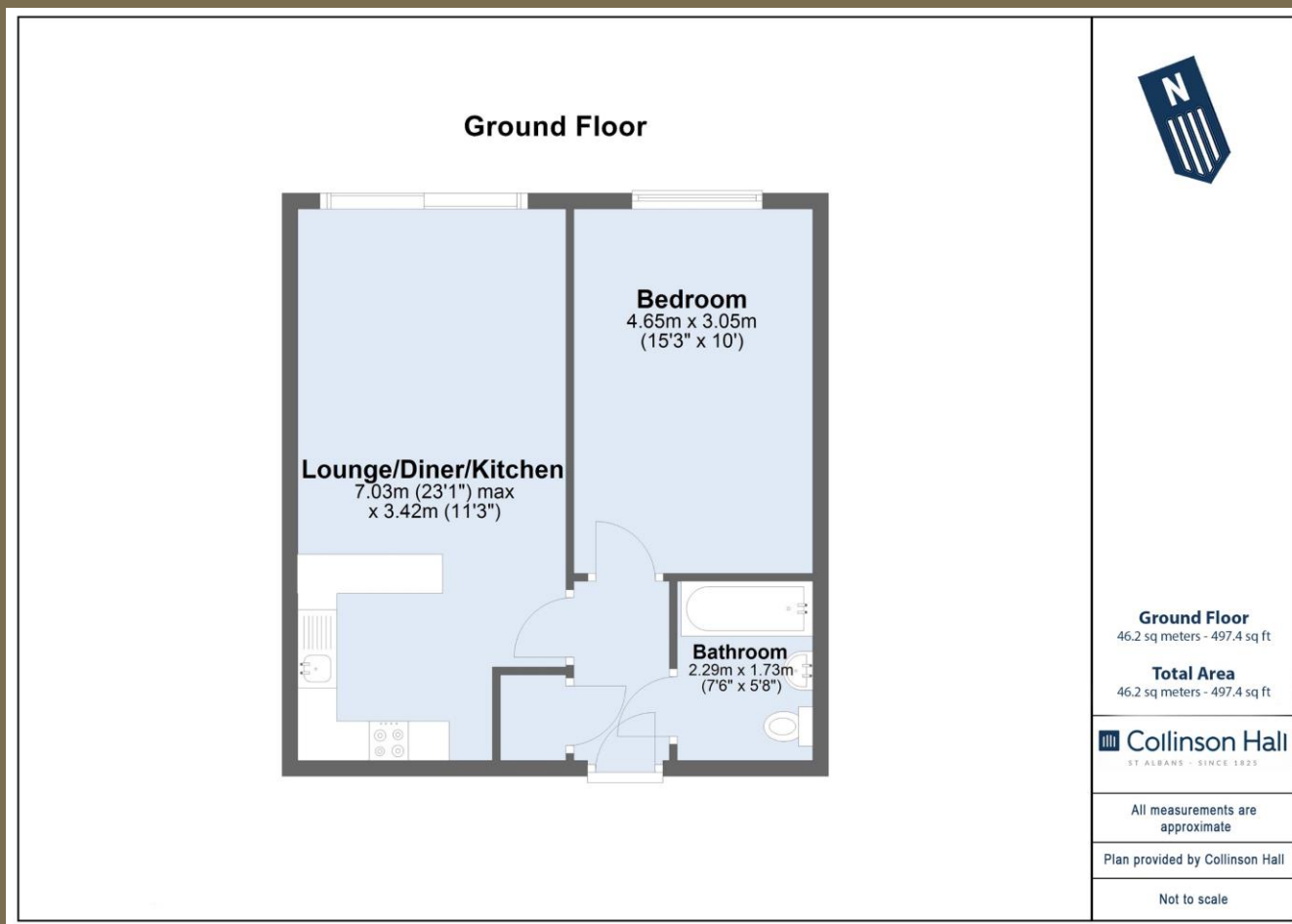
EPC Rating: B 82

Council Tax Band: C

Lease Information: 99 years from 29 September 2010, 84 years remaining.







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.



**Collinson
Hall**

collinsonhall.co.uk

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

