





**A WELL PRESENTED** two double bedroom ground floor **APARTMENT** situated in the popular Marshalswick area of St Albans, close to **LOCAL SHOPS** and reputable **SCHOOLING**.

**Asking Price: £275,000**

This ground floor property does require some modernisation however offers versatile and spacious living accommodation to include, a fully fitted kitchen, a large lounge and dining area with views to the front, two double bedrooms and a family bathroom suite. Externally, there are communal grounds and parking facilities.

EPC Rating: TBC  
Council Tax Band: C





Entrance Hall

Living Room 5.50m x 3.62m (18'1" x 11'11").

Kitchen 4.88m x 2.47m (16' x 8'1").

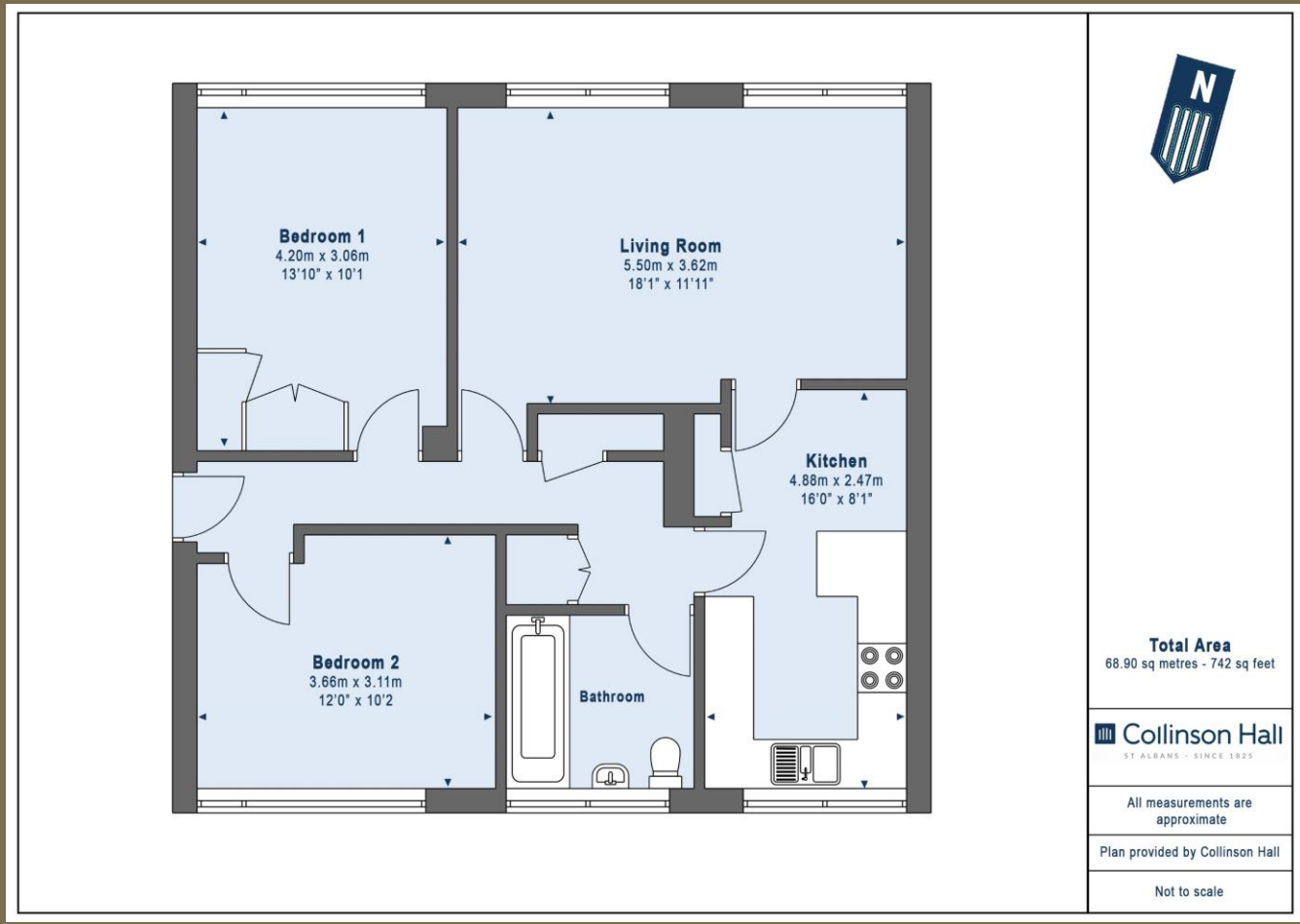
Bedroom 1 4.20m x 3.06m (13'9" x 10').

Bedroom 2 3.66m x 3.11m (12' x 10'2").

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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