





A LUXURIOUS, modern, TWO BEDROOM, top floor apartment offering VIEWS OVER the picturesque VERULAMIUM PARK, situated in a PRESTIGIOUS DEVELOPMENT of just 12 apartments behind electric gates. Benefits include a LIFT, a security entryphone system, gas central heating and SASH STYLE double glazing. This apartment also has an allocated PARKING space and provides ample visitor bays.

**Guide Price: £500,000**

This is a bright, contemporary accommodation with spacious rooms throughout. The large lounge has dual aspect views of both Verulamium Park and the cathedral. Other benefits include a fully fitted modern kitchen decorated in stylish tones with built-in appliances and two double bedrooms, both with built-in wardrobes. The main bedroom benefits from a modern en-suite bathroom and the main bathroom is fully tiled and includes a bath with shower over with chrome fittings.

Aventine Court is located off Holywell Hill, opposite Westminster Lodge Sports Centre, the Abbey Railway Station, St Albans High Street and is approximately half a mile to the Mainline City Railway Station.





Entrance Hall

Living Room 6.58m x 3.41m (21'7" x 11'2").

Kitchen 5.25m x 2.86m (17'3" x 9'5").

Bedroom 1 5.43m x 4.77m (17'10" x 15'8").

Ensuite Shower Room

Bedroom 2 5.62m x 3.18m (18'5" x 10'5").

Bathroom

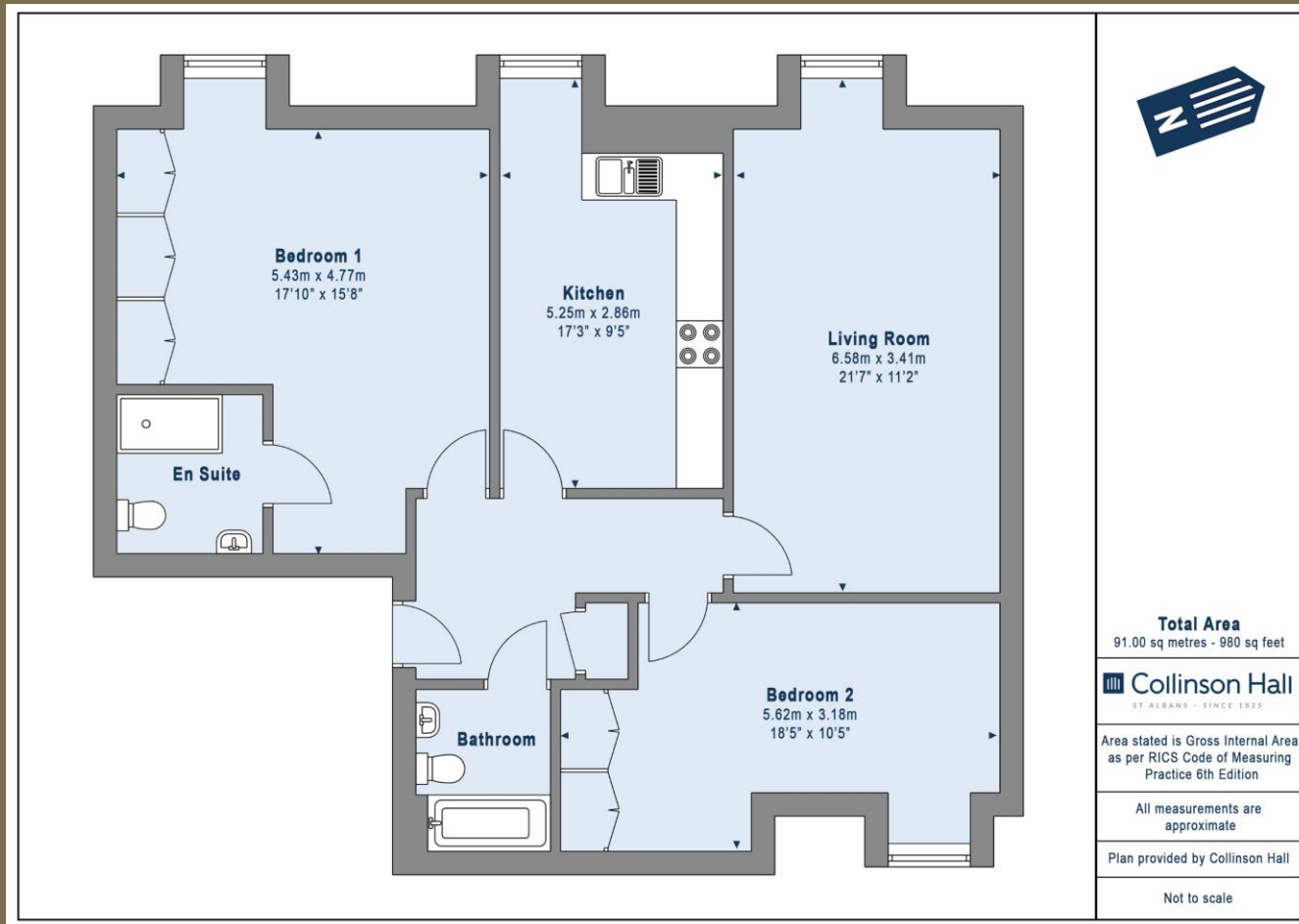
Communal Gardens

Residents Parking





*let's stay in bed*



**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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