





A delightful TWO BEDROOM first floor apartment positioned within a CUL-DE-SAC LOCATION near Verulamium Park, Abbey Flyer and excellent local amenities.

Offers Over: £290,000

The property is tastefully presented throughout and provides spacious living accommodation comprising of a welcoming entrance hall with storage space, spacious lounge with large windows, a modern fitted kitchen with integrated appliances and a breakfast bar style seating area, two good sized bedrooms and a stylish bathroom. Externally, there are well kept communal grounds and ample parking for both residents and visitors.

EPC Rating: D 66  
Council Tax Band: C



Entrance Hall

Living Room 4.41m x 4.42m (14'6" x 14'6").

Kitchen 3.56m x 2.80m (11'8" x 9'2").

Bedroom 1 3.50m x 2.89m (11'6" x 9'6").

Bedroom 2 2.89m x 2.72m (9'6" x 8'11").

Bathroom

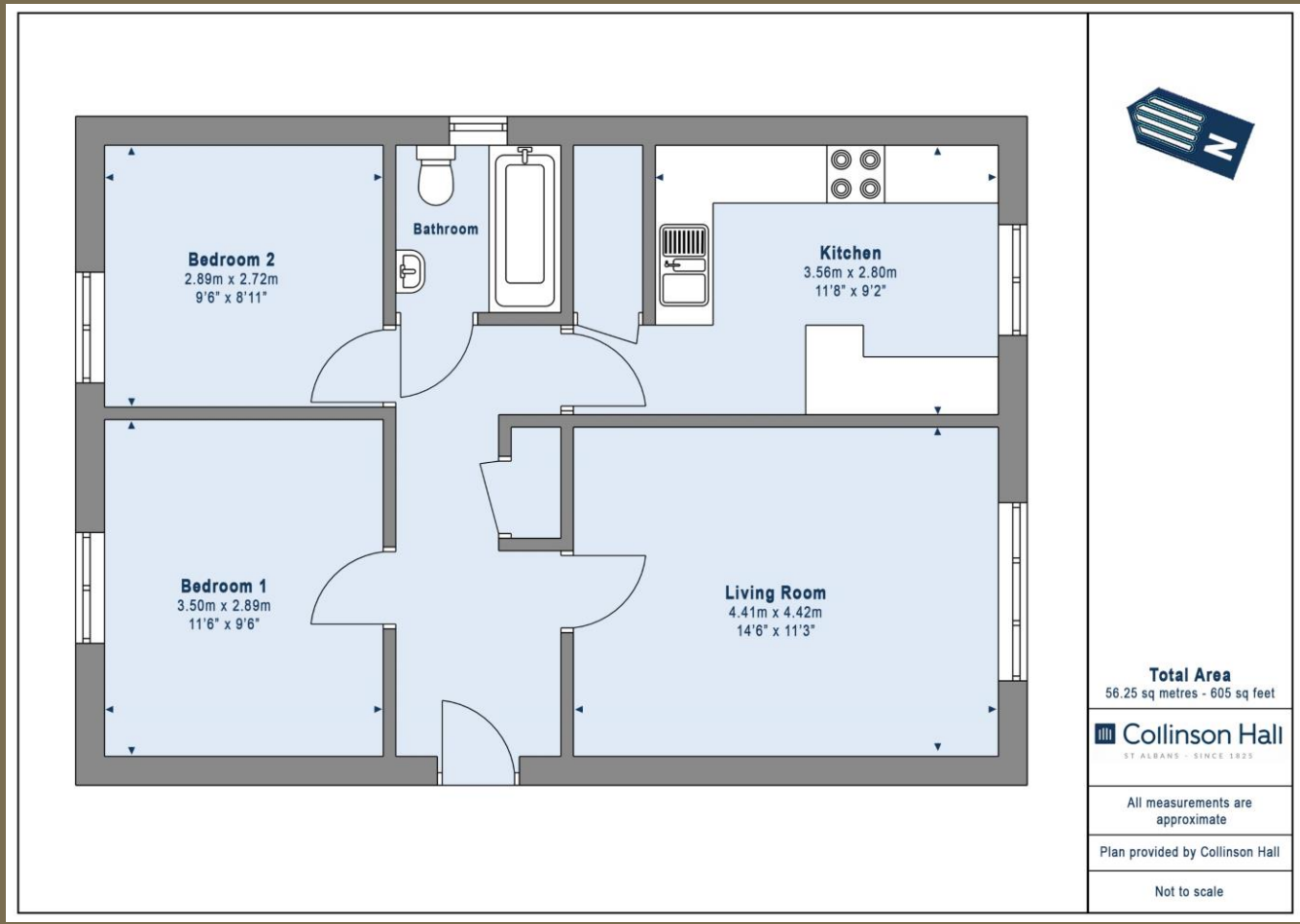
Storage

Communal Grounds

Parking







**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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