





Situated within this **PRESTIGIOUS DEVELOPMENT** just off King Harry Lane is this fantastic **TWO DOUBLE BEDROOM APARTMENT** located on the second floor, that is offered for sale on a **CHAIN FREE BASIS**.

Offers Over: £450,000

Offering versatile and flexible living space spanning over 1000 square foot, this wonderful home offers accommodation comprising, entrance hall, spacious living room and dining room featuring picturesque views over historic Verulamium Park from the balcony, a well fitted kitchen, two double bedrooms both benefitting from built in storage and a separate bath and shower room. Externally, there are wonderfully kept communal gardens and access to the underground parking facilities where there is one allocated space.

Council Tax Band: F

EPC Rating: TBC

Lease Information: 999 years from December 1971, 947 years remaining.





Entrance Hall

Dining Room 3.66m x 2.80m (12' x 9'2").

Living Room 6.58m x 4.73m (21'7" x 15'6").

Kitchen 3.21m x 2.66m (10'6" x 8'9").

Bedroom 1 4.37m x 3.96m (14'4" x 13').

Bedroom 2 4.50m x 2.88m (14'9" x 9'5").

Shower Room

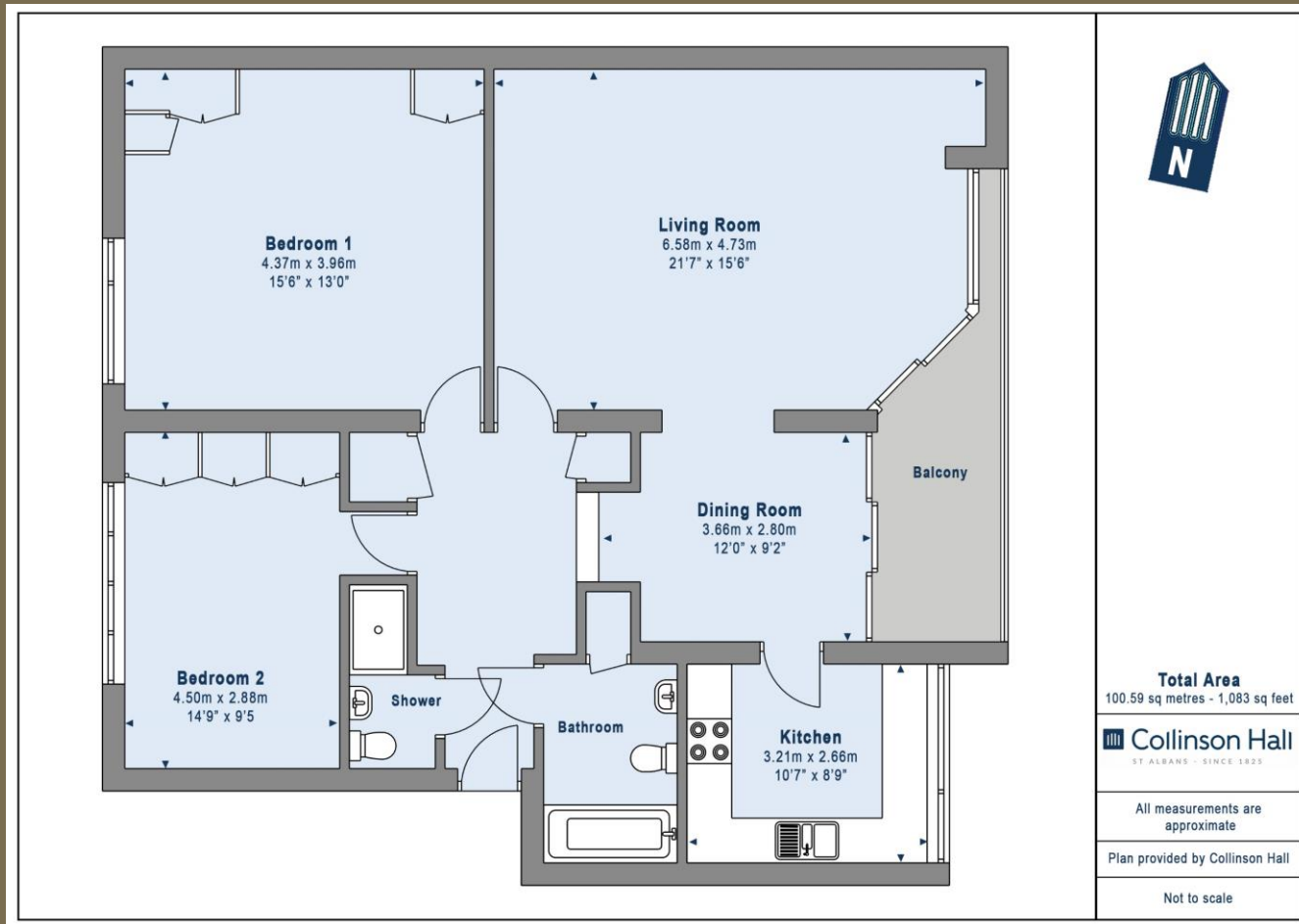
Bathroom

Balcony

Communal Grounds







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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