







A superb example of a light and airy, TWO DOUBLE BEDROOM apartment positioned on the third floor of this MODERN DEVELOPMENT of apartments constructed approximately five years ago.

**Asking Price: £360,000**

The property is perfectly placed for easy access to St. Albans Thameslink with regular and fast connection to London St. Pancras and all of St. Albans city centre amenities. The property benefits from open plan lounge/kitchen, en-suite to the main bedroom and underfloor heating.

EPC Rating: TBC  
Council Tax Band:D





Entrance Hall

Kitchen/Living/Dining Room 5.14m x 4.34m  
(16'10" x 14'3").

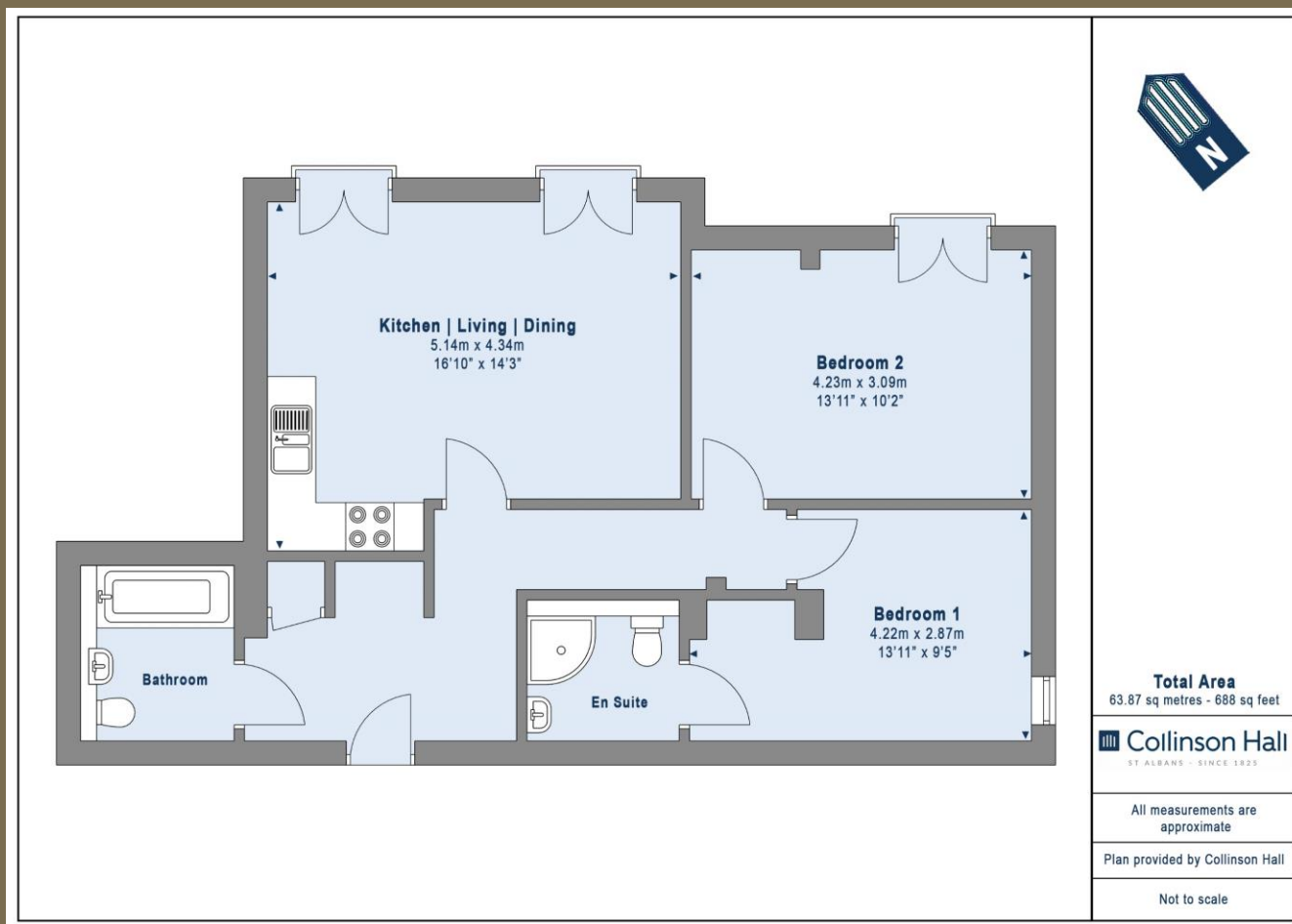
Bedroom 1 4.22m x 2.87m (13'10" x 9'5").

Ensuite Shower Room

Bedroom 2 4.23m x 3.09m (13'11" x 10'2").

Bathroom





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

