





**A BEAUTIFULLY PRESENTED two-bedroom apartment that has been RECENTLY REFURBISHED to offer MODERN style living with MANY BENEFITS including pre-wired for a Dolby Atmos surround sound system in the living room, QUARTZ WORKTOPS in the kitchen and LARGE LOFT SPACE, all within an EASY REACH of the A1 (M), St.Albans, Harpenden, Wheathampsted and Hatfield whilst being only a few minutes' walk to the picturesque Stanborough park and lakes.**

**£1,385 per month**

To Let Unfurnished

Residents Parking.

Available from 2nd November.

White Goods: Slimline Dishwasher, Washer/Dryer Machine, Induction Hob, Large Integrated Fridge/Freezer, Filtered Drinking Water

EPC rating: C

Council Tax band: C

Please call the office to arrange a viewing.





**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.



**Collinson  
Hall**

[collinsonhall.co.uk](http://collinsonhall.co.uk)

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