









**A spacious TOP FLOOR THREE BEDROOM apartment located in a SOUGHT-AFTER AREA of St. Albans close to an array of amenities and local EXCELLENT SCHOOLING including STAGS.**

**Offers Over: £290,000**

The property offers spacious accommodation throughout that comprises an entrance hall, lounge, a large kitchen/breakfast room with a seating area, three generous bedrooms, and a bathroom. Externally there are well-kept communal grounds and ample parking for both residents and visitors.

EPC Rating: TBC  
Council Tax Band: C



Entrance Hall

Living Room 6.29m x 3.67m (20'8" x 12').

Kitchen 3.67m x 3.18m (12' x 10'5").

Bedroom 1 3.92m x 3.58m (12'10" x 11'9").

Bedroom 2 3.58m x 3.18m (11'9" x 10'5").

Bedroom 3 3.68m x 2.11m (12'1" x 6'11").

Bathroom

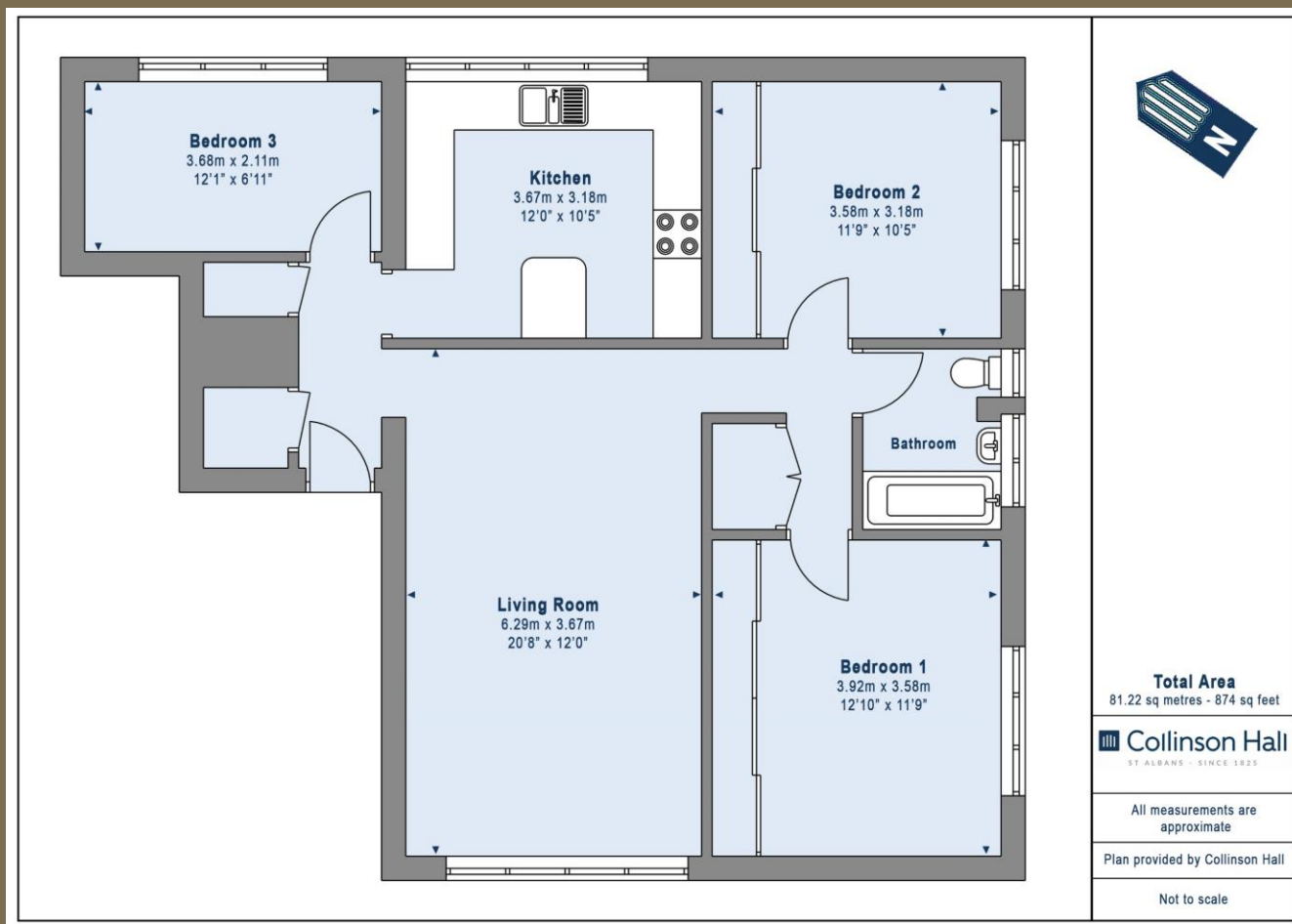
Communal Gardens











#### 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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