





This **SPACIOUS** and **BEAUTIFULLY PRESENTED** one-bedroom first apartment boasts over 470 square feet of accommodation and has a **PRIVATE TERRACE**. Situated within a **MODERN STYLISH DEVELOPMENT** and with **FAR REACHING VIEWS** over St Albans, and is within walking distance to **BOTH ST. ALBANS STATIONS**. With a **LONG LEASE** and **LIFTS TO ALL FLOORS**.

Guide Price: £285,000

We enter into the bright and welcoming entrance hall with excellent storage, onto the spacious double bedroom with a lovely private balcony that spans the whole length of the apartment, offering fantastic views over the city. Here, we find a stylish bathroom with a bath and shower. There is a spacious open-plan kitchen and living room, with a modern kitchen with integrated appliances.

This fantastic, stylish apartment, that has underfloor heating throughout, is perfect for first-time buyers, investors and commuters. Call the office for more information.

EPC Rating: TBC

Council Tax Band: C

Lease Information: 125 years since 2017, 118 years remaining.



Entrance Hall

Kitchen/Living/Dining Room $4.13m \times 3.85m$
($13'7" \times 12'8"$).

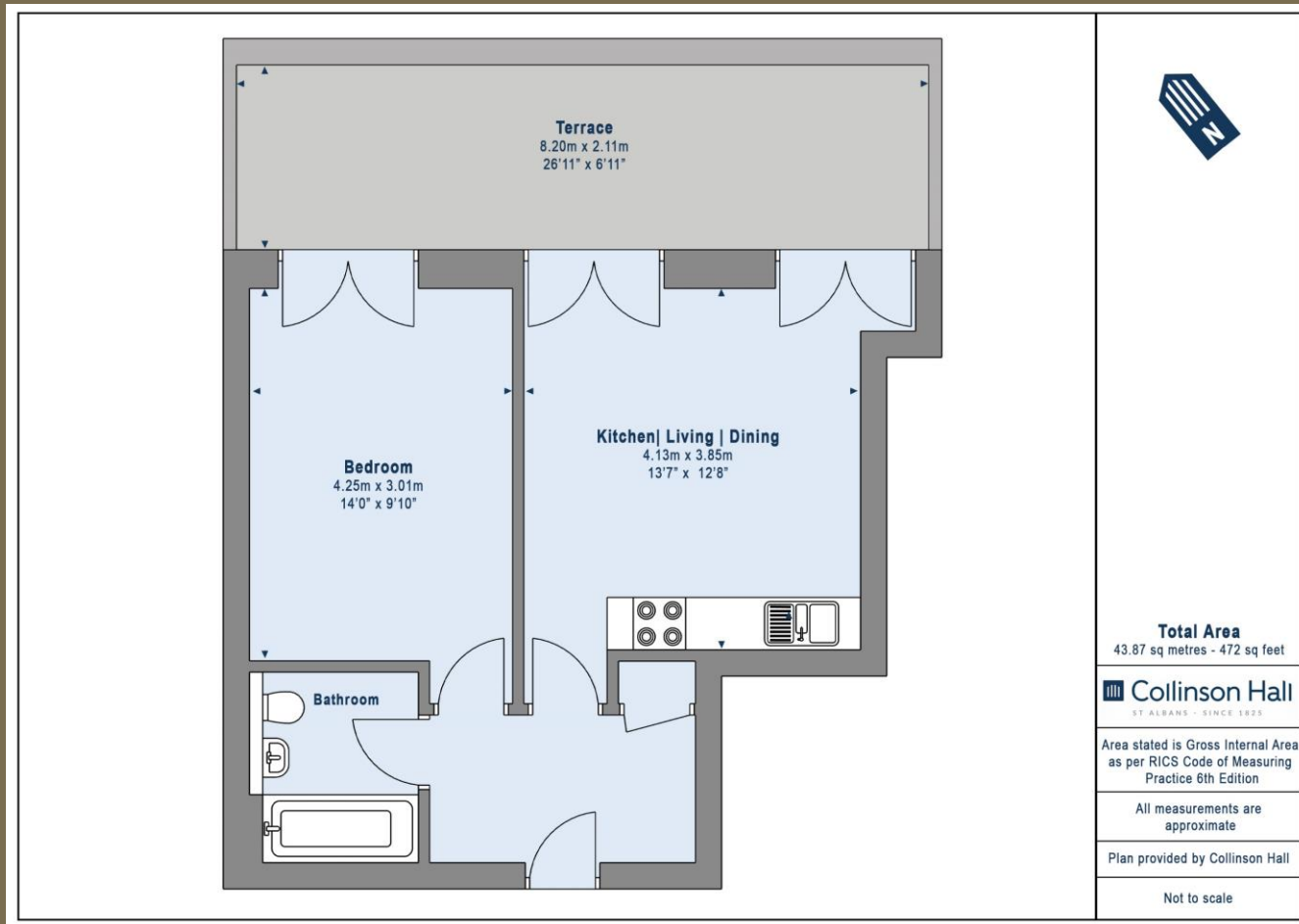
Bedroom $4.25m \times 3.01m$ ($13'11" \times 9'11"$).

Bathroom

Terrace $8.20m \times 2.11m$ ($26'11" \times 6'11"$).







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.



collinsonhall.co.uk

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

