





**A fabulous TWO-DOUBLE BEDROOM apartment positioned within an ENVIABLE SPOT in the heart of St. Albans City Centre. Located on the first floor this spacious property offers FANTASTIC VIEWS from every window.**

**Offers Over: £500,000**

Offering just over 800 square feet of accommodation, this well-presented apartment offers generous proportions with a spacious lounge and good-sized kitchen along with ample storage throughout. There are two double bedrooms and a modern bathroom suite. The development is highly regarded, and residents benefit from a share in the freehold and a lease of 999 years issued in 1979. There are well-tended communal gardens, allocated parking for one vehicle, and ample visitor parking.

EPC Rating: C 78

Council Tax Band: E

Lease Information: 999 years from 25 Dec 1979.





Entrance Hall

Living/Dining 5.70m x 5.31m (18'8" x 17'5").

Kitchen 3.19m x 2.86m (10'6" x 9'5").

Bedroom 1 3.59m x 3.16m (11'9" x 10'4").

Bedroom 2 3.30m x 2.41m (10'10" x 7'11").

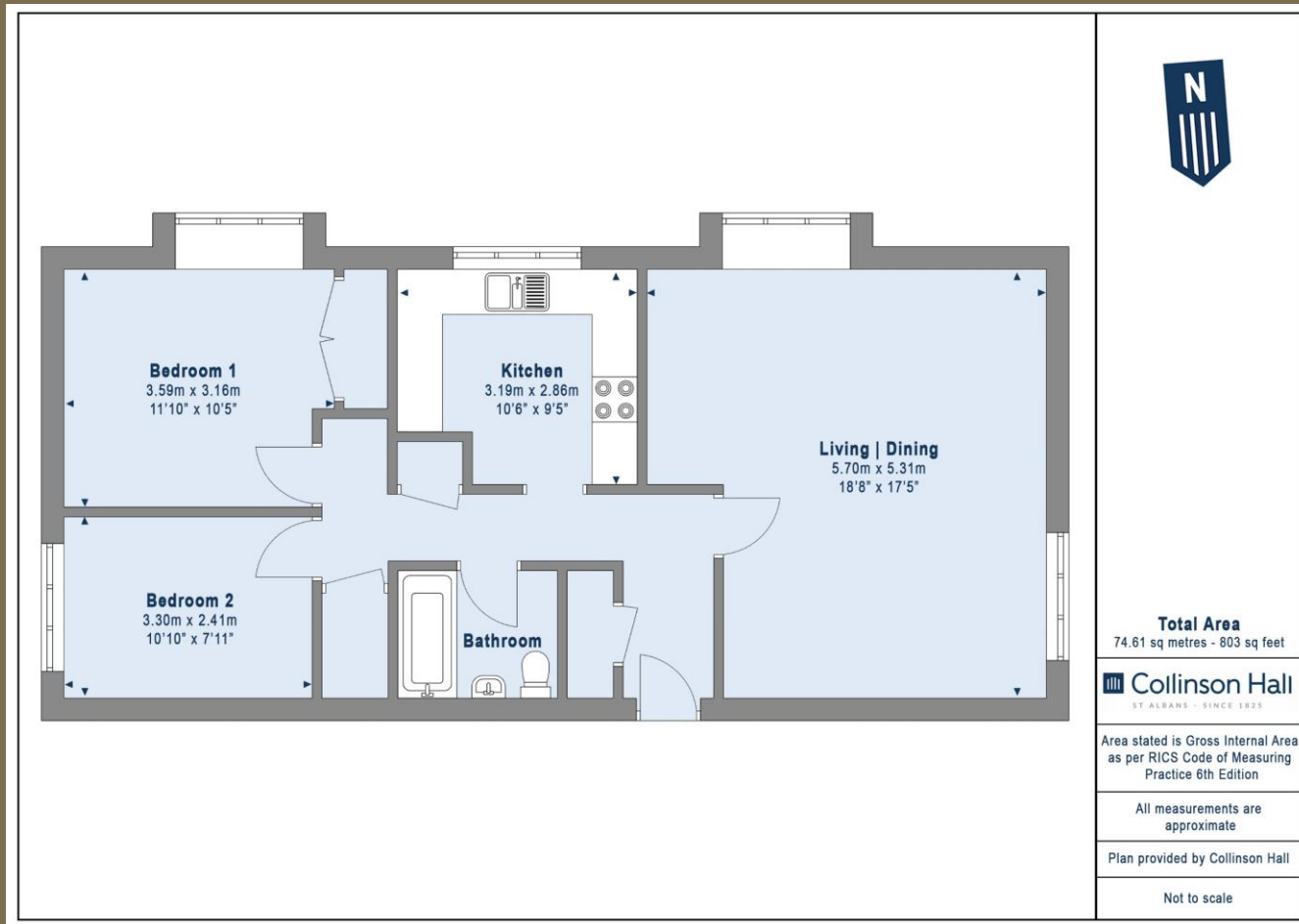
Bathroom

Communal Gardens

Residents Parking







**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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