





This stylish ONE BEDROOM ground floor, MODERN APARTMENT forming part of a contemporary parkland development located in the heart of ST. ALBANS CITY, within 0.4 miles from the MAINLINE RAILWAY STATION and a short stroll to the CITY CENTRE and its excellent shopping and leisure facilities

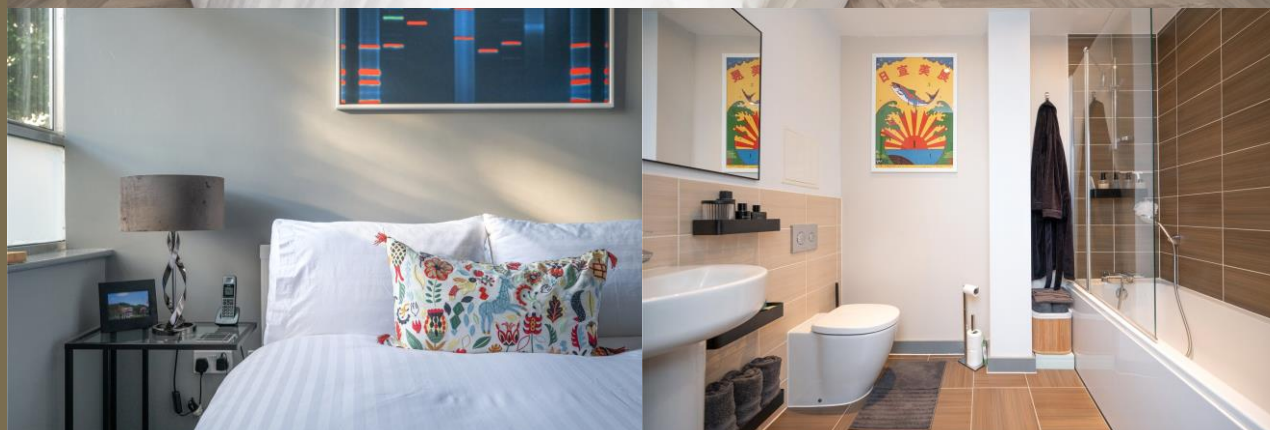
Asking Price: £325,000

A fantastic one bedroom, ground floor apartment boasting spacious and stylish accommodation. The main living space which is over 28 feet benefits from a modern, stylish kitchen, with open plan lounge and dining areas and enjoys a range of glazed units which face south and overlook landscaped gardens and offers bright and airy living space. There is a good size double bedroom with fitted wardrobes and a stylish, modern bathroom suite. Platt Court form part of a pretigious development most of which is Grade II listed and residents can enjoy the use of an on site gymnasium along with one secure, allocated underground parking space. A must see and with accommodation at over 580 square foot this apartment is an excellent buy.

EPC Rating: D 67

Council Tax Band: D

Leasehold - 118yrs left on lease



Entrance

Kitchen/Living/Dining 8.76m x 3.29m (28'9" x 10'10").

Bedroom 4.19m x 2.80m (13'9" x 9'2").

Bathroom

Storage

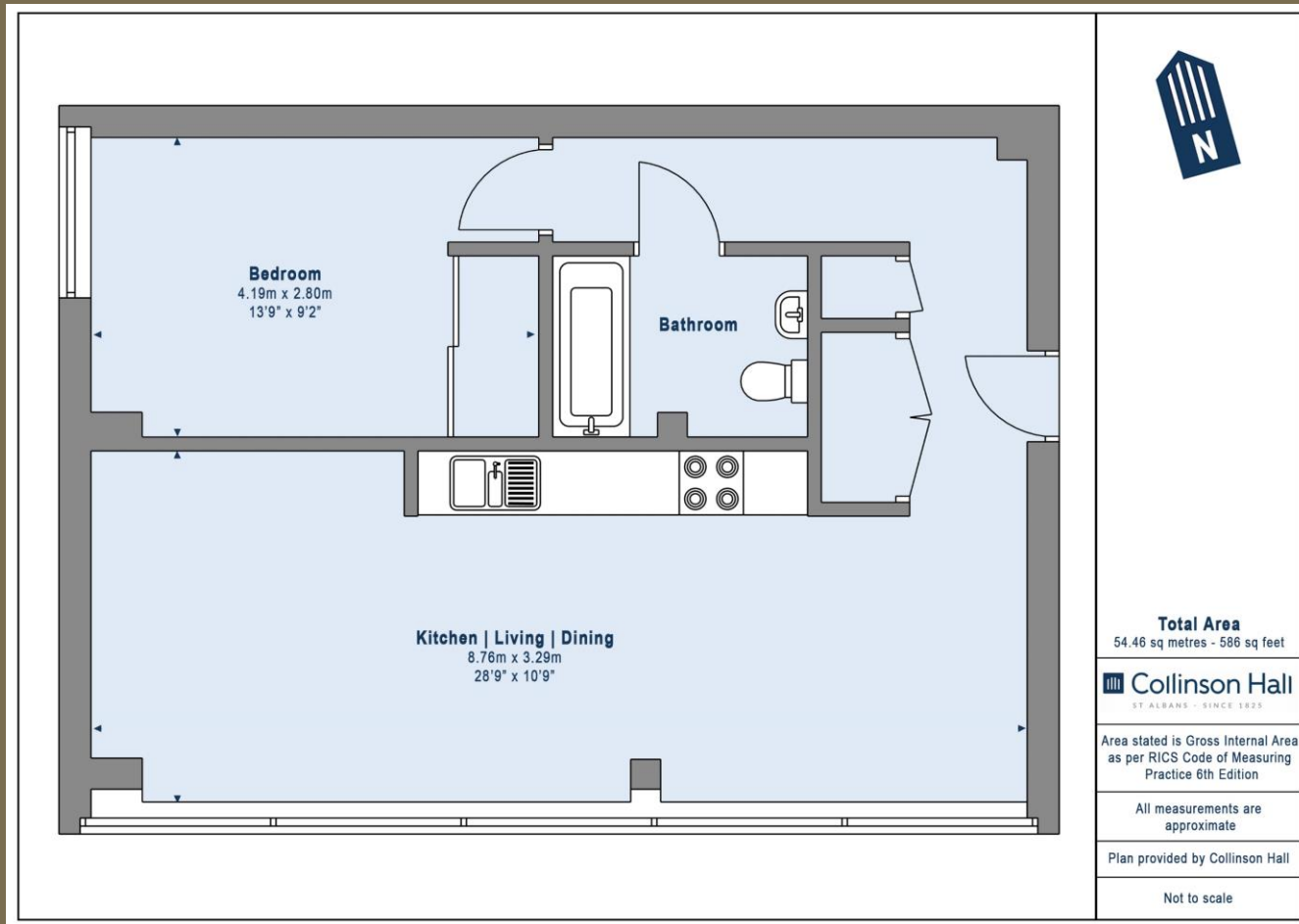
Communal Grounds

Allocated Parking

Residents Gymnasium







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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