





Looking for your first home or possibly an investment purchase? This turn key property offers **STYLISH, MODERN** living and is positioned within a **SHORT WALK** of St. Albans **MAINLINE STATION** with fast and regular access to London St. Pancras.

**Offers Over: £300,000**

Located on the first floor this spacious apartment offers a good size lounge with open plan kitchen with breakfasting area, a lovely double bedroom and modern bathroom. There is a spacious entrance lobby and all floors can be accessed via a lift or stairs. Outside the property benefits from the use of an allocated parking space that is in a secure, underground garage.

EPC Rating: D 68

Council Tax Band: C

Lease Information: 120 years remaining. Lease expiry is 25th of March 2144.



**Collinson  
Hall**



Entrance

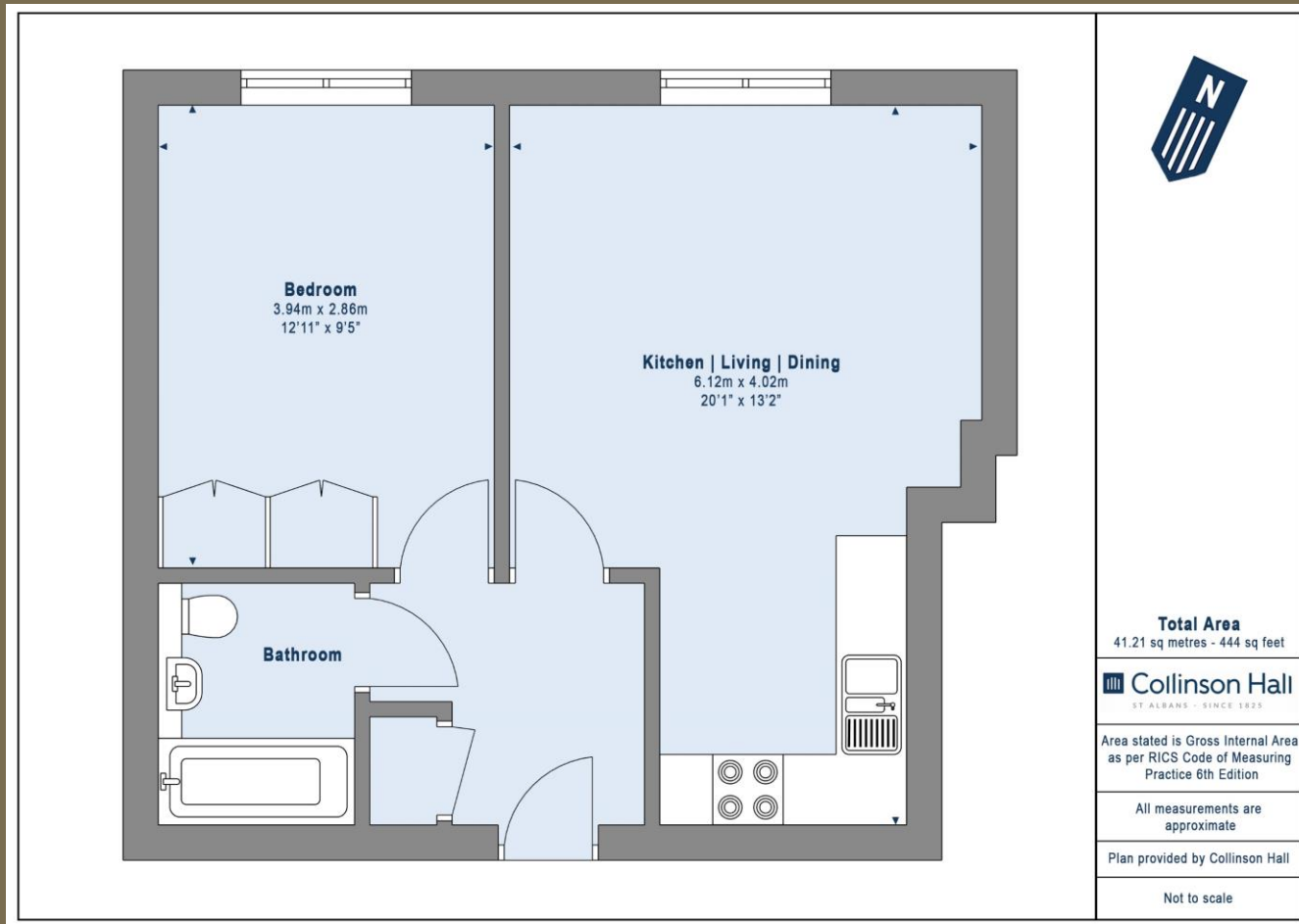
Kitchen/Living/Dining 6.12m x 4.02m (20'1" x 13'2").

Bedroom 3.94m x 2.86m (12'11" x 9'5").

Bathroom

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.



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

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

