







**This luxurious TOP FLOOR APARTMENT (WITH LIFT) is located opposite the picturesque Verulamium Park within a prestigious development behind electric gates. There is ALLOCATED PARKING and COMMUNAL GARDENS for the residents. Aventine Court is situated close to local amenities including leisure facilities and restaurants as well as being within easy walking distance to the mainline train.**

**Guide Price: £475,000**

This luxurious two-bedroom top floor apartment, located opposite the picturesque Verulamium Park, is situated in a prestigious development behind electric gates. With the added benefit of a lift rising to all floors, this bright accommodation includes a spacious lounge and a fully fitted kitchen decorated in neutral tones with built in appliances. This superb apartment further benefits from two double bedrooms with the master bedroom having the advantage of fitted wardrobes and a modern en suite bathroom complete with a shower enclosure. The main bathroom is fully tiled and includes a corner bath and chrome heated towel rail. This apartment has an allocated parking space and also provides visitor bays.







Entrance Hall

Kitchen/Breakfast Room 4.17m x 3.02m  
(13'8" x 9'11").

Living Room 4.27m x 4.17m (14' x 13'8").

Airing Cupboard

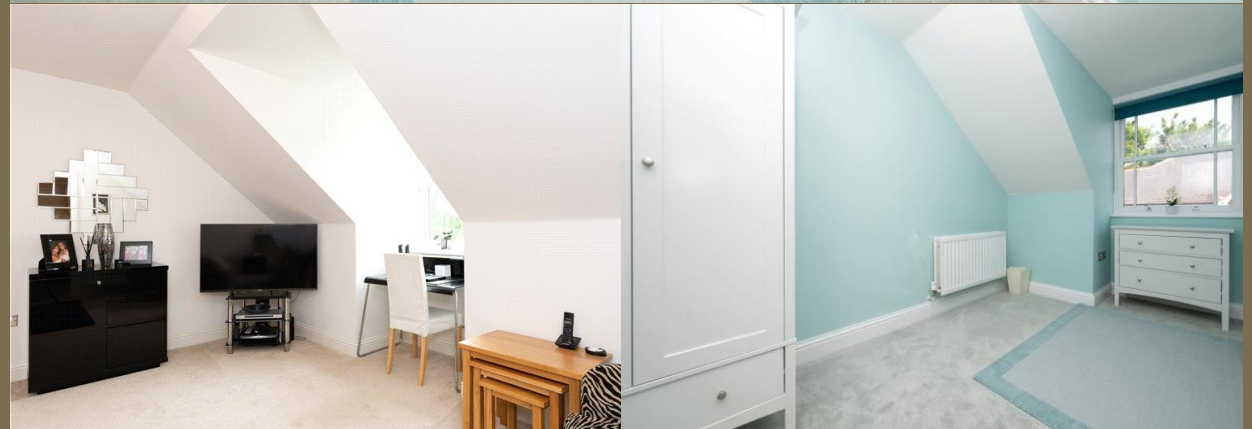
Bedroom 1 4.85m x 3.81m (15'11" x 12'6").

Bedroom 2 4.17m x 3.02m (13'8" x 9'11").

Bathroom

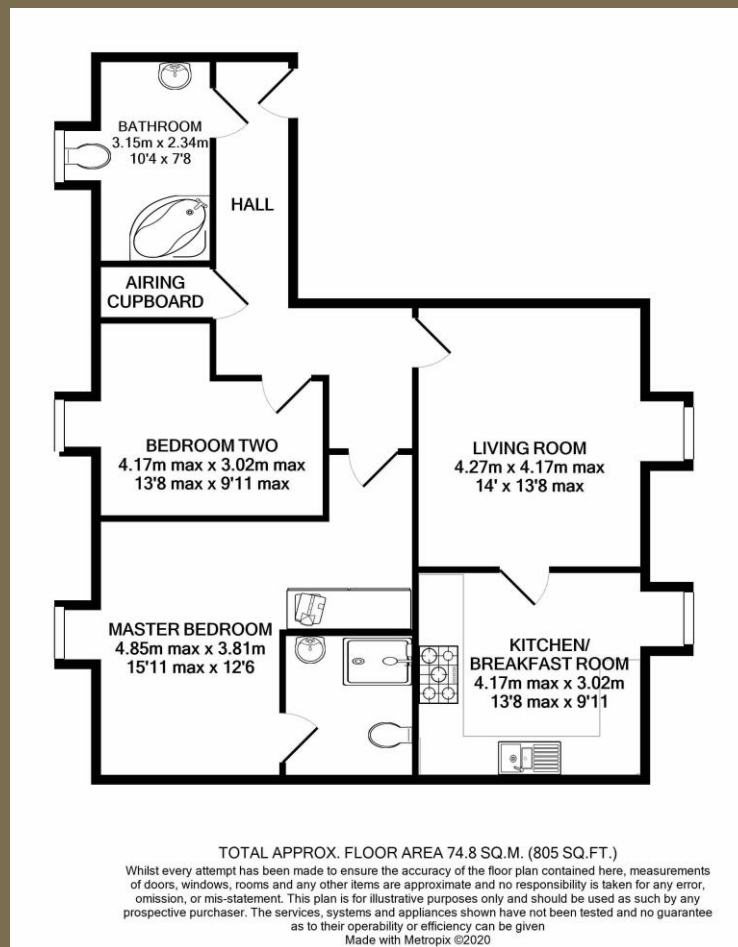
Allocated Parking

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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