







This **CONTEMPORARY APARTMENT** is located only 0.5 miles from the **MAINLINE STATION** and has an **ALLOCATED PARKING** space and visitor bays. There is a **COMMUNAL TERRACE** to the rear of the building and **LIFT ACCESS** inside. It is a short distance from a host of shops, eateries, a superb independent cinema, and several parks.

**Guide Price: £325,000**

We enter into a bright entrance hall, with lots of inbuilt storage space, and recently fitted modern storage heaters throughout. From here we find a spacious kitchen/ diner/living room featuring large patio-style doors that lead out to a Juliette balcony which floods the room with light, and, a modern kitchen with a host of fitted appliances.

There are two generous bedrooms, and a stylish family bathroom with a heated towel rail, with the main bedroom benefitting from a large built-in wardrobe and its own en-suite shower room also, with a heated towel rail. Externally the home has an allocated covered parking space and a communal terrace for residents to enjoy.

The apartment is conveniently situated for the mainline railway station which is under ten minutes' walk along Camp Road and Breakspear Avenue. Neighbourhood shops in Fleetville are close at hand and the vibrant City centre can be reached on foot in about 15 minutes.

EPC Rating: TBC

Council Tax Band: D

Lease Information: Lease is 999 years from June 2004 (979 remaining)







Centurion Court  
Apartments 1-34  
Apartments 35-57



Entrance Hall

Kitchen/Living/Dining 5.78m x 3.34m (19' x 10'11").

Bedroom 1 3.72m x 2.98m (12'2" x 9'9").

Ensuite Shower Room

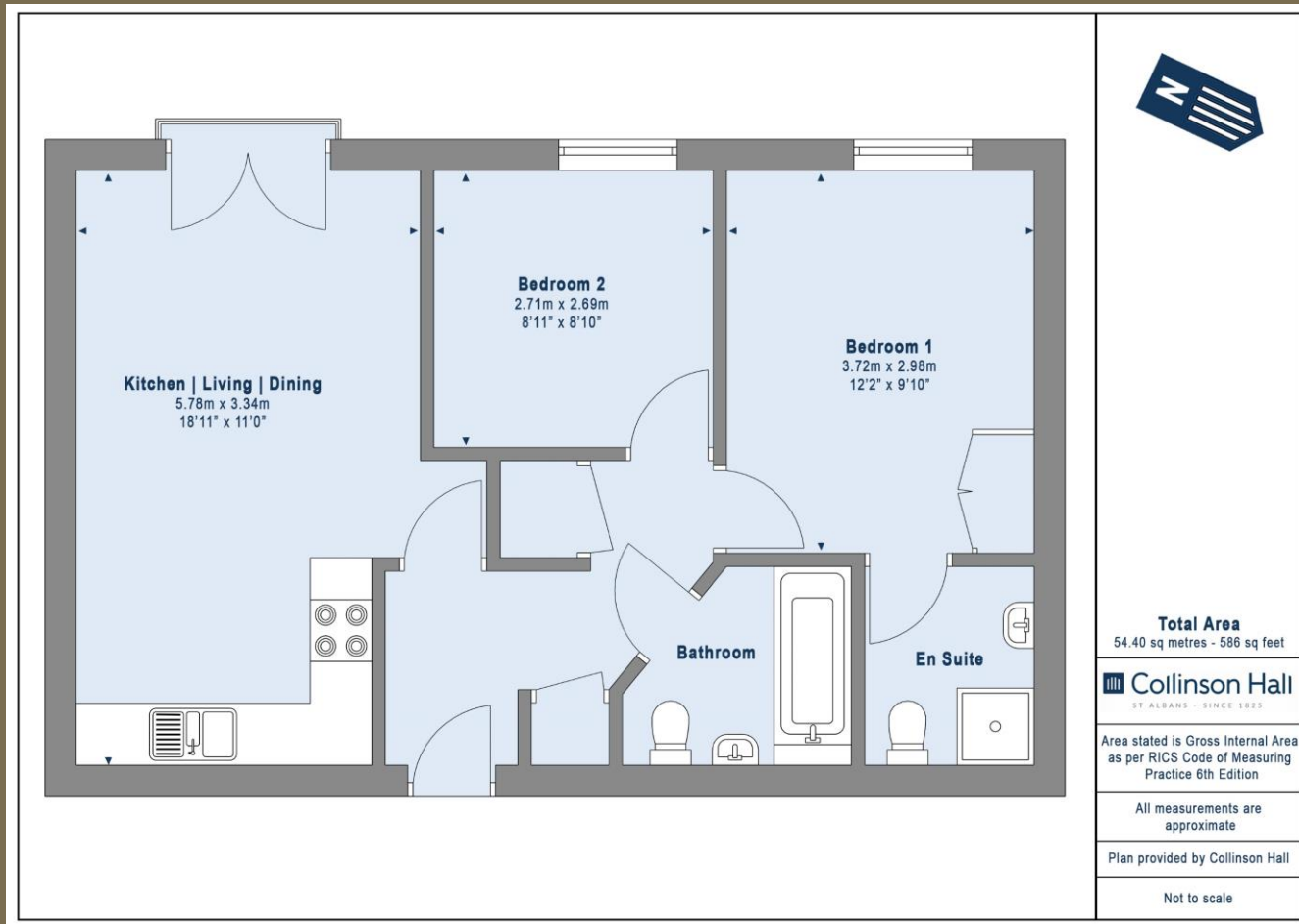
Bedroom 2 2.71m x 2.69m (8'11" x 8'10").

Bathroom

Residents Parking

Communal Grounds





**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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