





A SPACIOUS one-bedroom apartment in a SOUGHT-AFTER LOCATION on the corner of BATTLEFIELD ROAD. With OFF-STREET PARKING and walking distance of the MAINLINE TRAIN STATION. Nestled between two LOVELY PARKS, close to the vibrant CITY CENTRE, with its many award-winning RESTAURANTS, PUBS and fantastic LEISURE FACILITIES.

Offers Over: £250,000

This realistically priced property is ideally suited to an investor due to the length of the lease. The accommodation includes an entrance hallway, a reception room, a modern kitchen, a double bedroom with fitted wardrobe and a bathroom. Outside there are well-tended communal gardens and an allocated parking space.

EPC Rating: E 54

Council Tax Band: C

Lease Information: From 9 May 2014 To 8 May 2029





Entrance Hall

Kitchen/Living/Dining 7.41m x 3.01m (24'4" x 9'11").

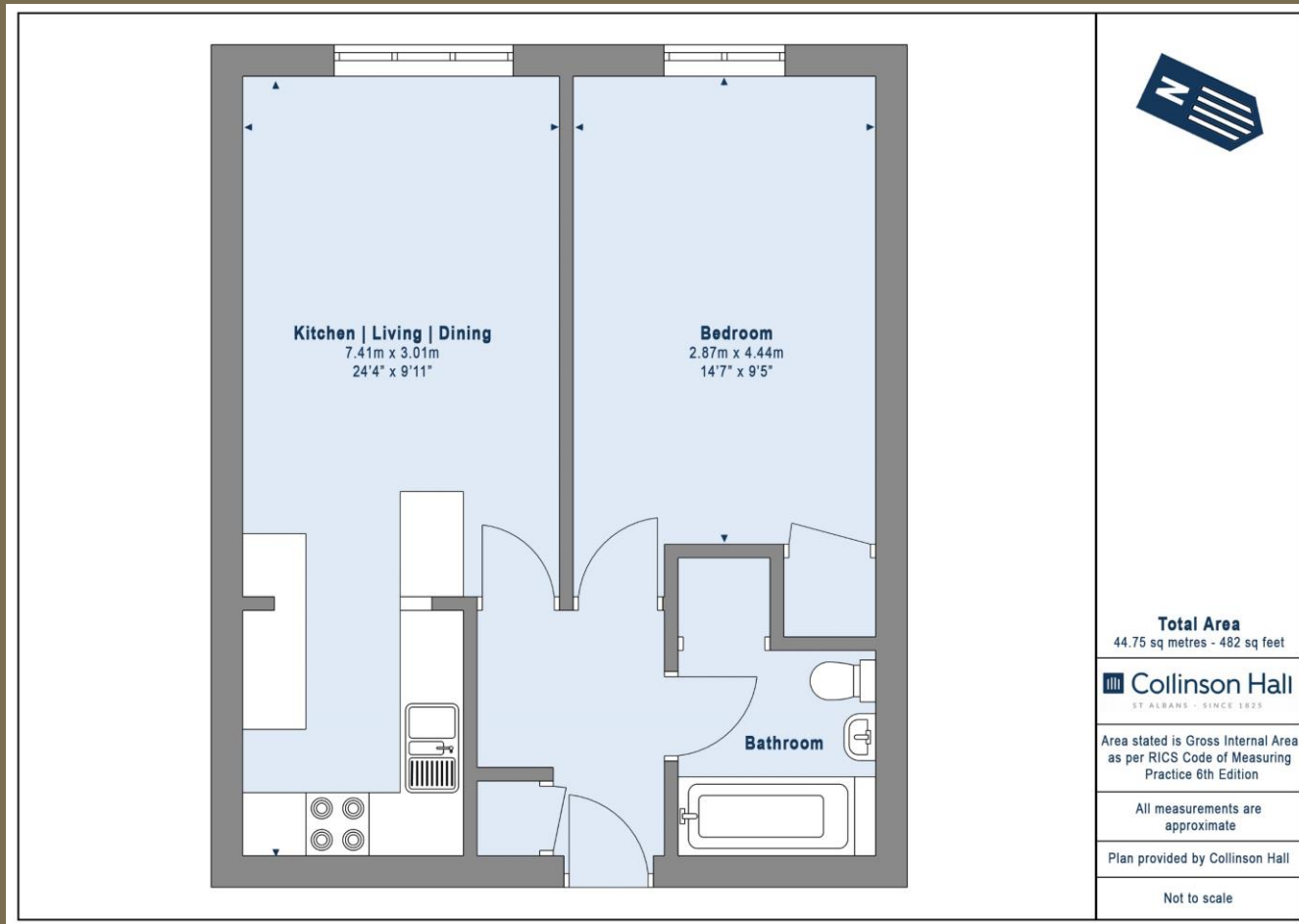
Bedroom 2.87m x 4.44m (9'5" x 14'7").

Bathroom

Residents 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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