





Offered for sale with **NO UPPER CHAIN** is this spacious and well-presented **TWO BEDROOM GROUND FLOOR** apartment situated within a **SOUGHT AFTER DEVELOPMENT** and within approximately 1 mile from St Albans city centre and within **WALKING DISTANCE** to the mainline railway station.

**Guide Price: £350,000**

The accommodation comprises an entrance hall with storage cupboard, spacious open plan kitchen/sitting room with French doors opening to communal grounds, principle bedroom served by an ensuite shower room, good sized second bedroom and main bathroom.

Externally the property benefits from well-maintained communal grounds and an allocated parking space.

EPC Rating: TBC

Council Tax Band: D

Lease Information: Lease expiry date 1/1/2133, 108 years remaining





Entrance

Kitchen/Living/Dining 6.72m x 3.38m (22'1" x 11'1").

Bedroom 1 3.99m x 2.75m (13'1" x 9').

Ensuite Shower Room

Bedroom 2 3.42m x 2.80m (11'3" x 9'2").

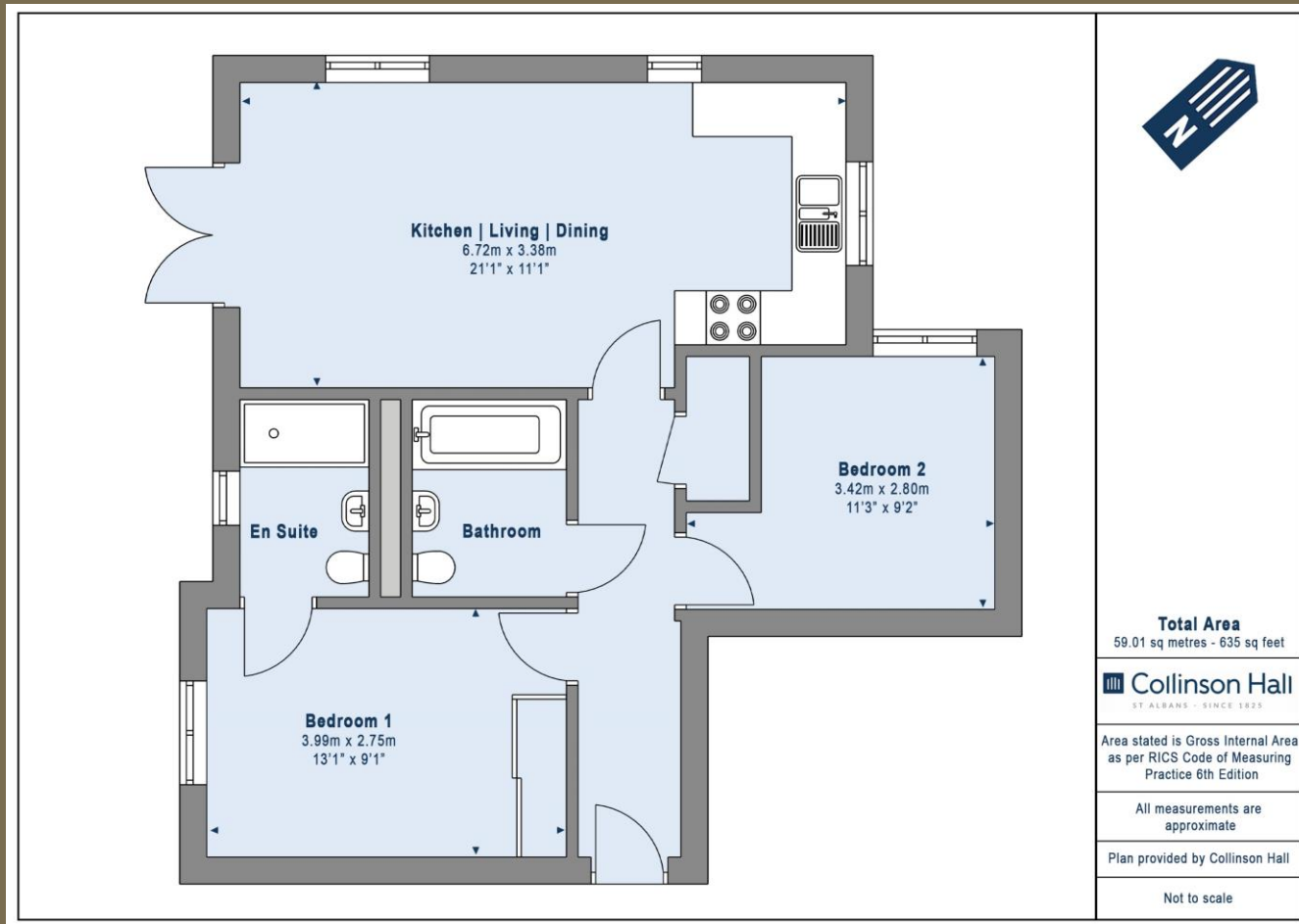
Bathroom

Communal Grounds

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.



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