







A delightful **ONE BEDROOM** retirement apartment positioned on the **TOP FLOOR** of a purpose built block specifically for the over **55's**, with the advantage of beautiful communal **GARDENS**, in a convenient location to offer a short stroll to the **CITY CENTRE**.

**Guide Price: £190,000**

This charming and spacious apartment located within the favoured Beaumonds is offered chain-free and is presented to a good standard throughout with pleasant views over St. Albans. The block is served by a lift to all floors and there is residents parking available.

The accommodation briefly comprises a large living/dining room, kitchen, a good-sized bedroom with storage, and a shower room. Further benefits of this development include a secure entry phone system, alarm intercom to a manager or 24-hour control centre, lift to all floors and communal lounge offering a pleasant social space, as well as residents and visitor parking.

Beaumonds is located just off the City Centre and offers an easy and level walk to all city amenities.

EPC Rating: E 52

Council Tax Band: D

Lease Information: 90 years remaining, expiry 1/7/2114









Entrance Hall

Living/Dining 6.45m x 3.10m (21'2" x 10'2").

Kitchen 2.40m x 2.24m (7'10" x 7'4").

Bedroom 5.45m x 2.66m (17'11" x 8'9").

Shower Room

Communal Gardens

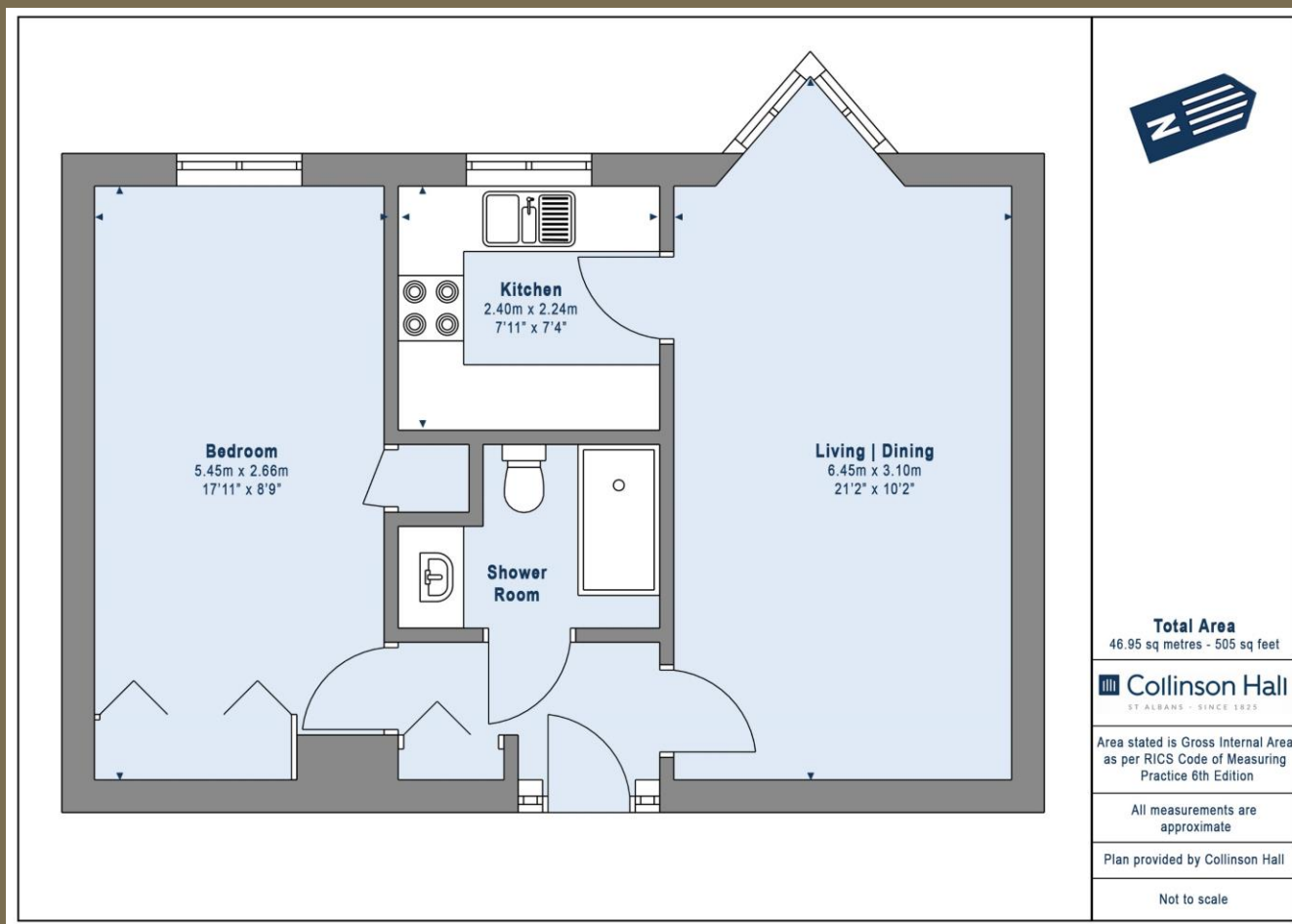
Residents Parking











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