





**This wonderful, EXTENSIVELY REFURBISHED top floor apartment, is offered for sale with NO UPPER CHAIN and is presented in EXCELLENT ORDER.**

**Guide Price: £230,000**

Having recently been thoroughly refurbished throughout by the current owners to an extremely high standard, this one bedroom top floor apartment is ready to move straight into and offers spacious, light, and airy accommodation, including an entrance hall, living room, contemporary style kitchen with integrated appliances, utility room, good sized bedroom and fully fitted bathroom with towel rail. The property also offers access to communal gardens and residents' parking.

Located to the south of St. Albans city centre approximately 1.5 miles from the City station and is supplied with a range of local shops and amenities. St Albans Abbey station is also 1.1 miles approx. from the property.

Lease Information: 125 years from 6 March 1989, 90 years remaining.

Ground Rent: £10 approx.

service charge: £625 approx.





Entrance Hall

Kitchen/Living/Dining  $8.08m \times 3.25m$  (26'6" x 10'8").

Bathroom

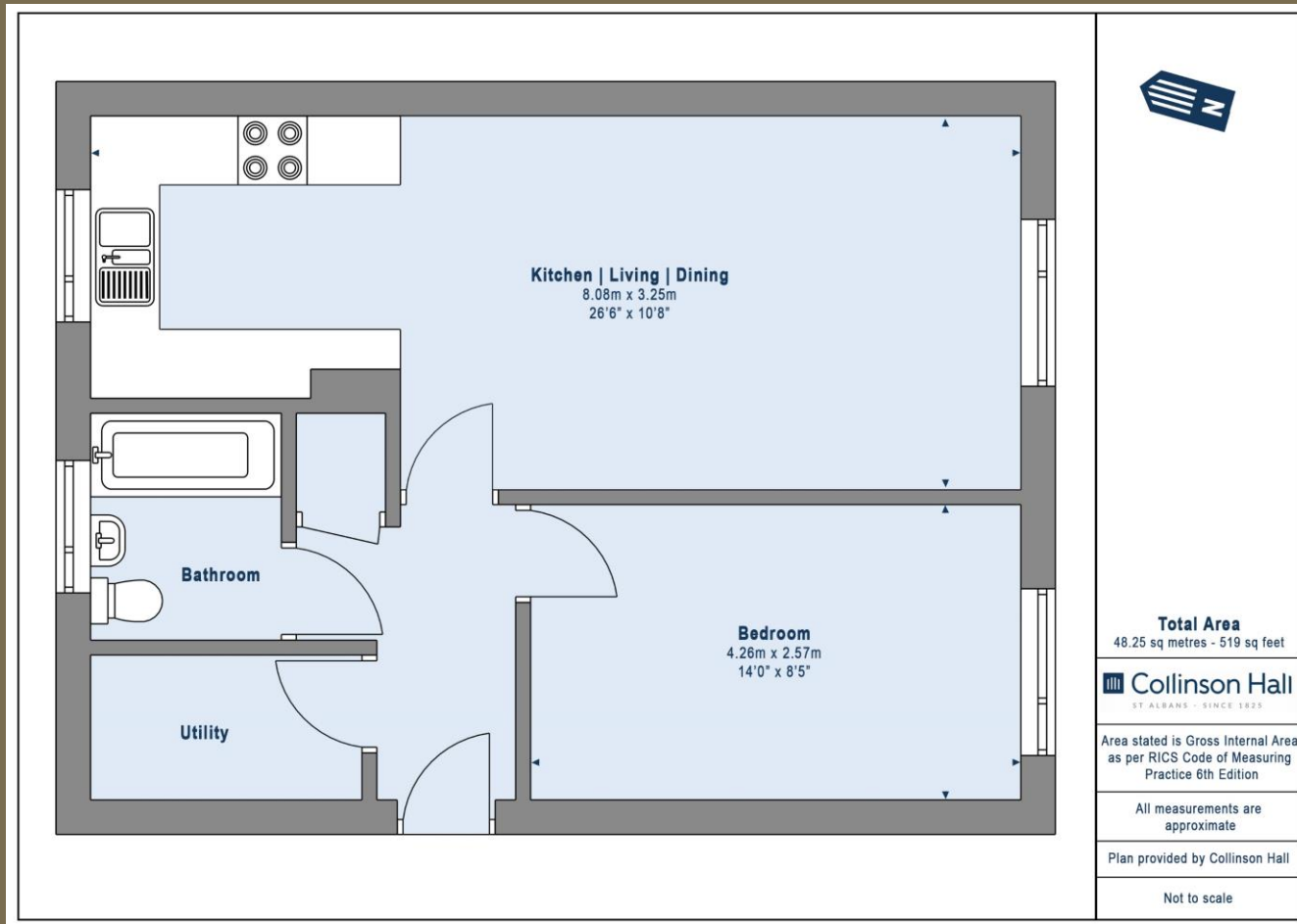
Bedroom  $4.26m \times 2.57m$  (14' x 8'5").

Utility 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.



collinsonhall.co.uk

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

