





A SUPERB TWO DOUBLE BEDROOM apartment positioned within a select development close to St Albans mainline STATION, with direct trains to London St. Pancras and VIBRANT city centre.

Guide Price: £450,000

This vacant apartment offers over 900 square feet of living space with generous open plan lounge and fitted kitchen with balcony, two good size double bedrooms and en-suite to the main bedroom along with family bathroom. The block is served by lift to all floors and has the benefit of a secure allocated parking space under ground.

Charrington Place is a select development of one and two bedroom apartments offering modern living with all conveniences within a short walk. Nero House, along with several other blocks within the development are currently undergoing external improvements which are expected to be completed January 2025.

EPC Rating: C 79

Council Tax Band: D

Lease Information: 999 years from 30th of June 2008, 983 years remaining.



Entrance Hall

Kitchen/Living/Dining 6.56m x 5.75m (21'6" x 18'10").

Bedroom 1 3.75m x 3.24m (12'4" x 10'8").

Ensuite Bathroom

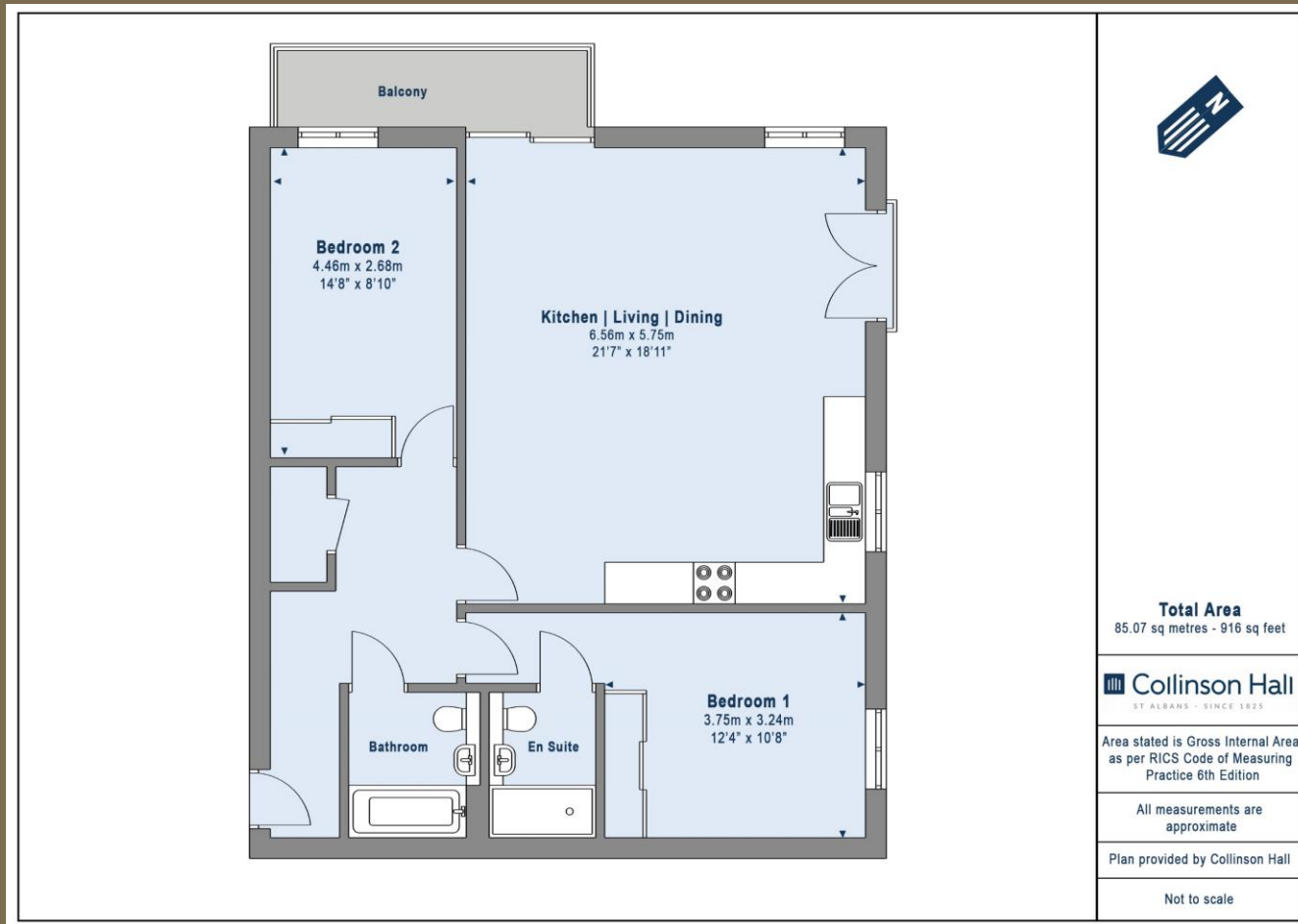
Bedroom 2 4.46m x 2.68m (14'8" x 8'10").

Bathroom

Balcony

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

