Collinson Hall

Grange Street, St. Albans, Hertfordshire, AL3 5NE

An ICONIC 1930's building positioned on the edge of St Albans city centre offering a collection of SPACIOUS APARTMENTS with beautifully presented, landscaped gardens.

Guide Price: £475,000

This superb two double bedroom apartment positioned on the first floor offers an abundance of living space with accommodation in excess of 1000 square feet. There is a spacious lounge/diner with attractive Parquet wood flooring, an attractive and refitted contemporary bathroom suite and a generous kitchen/diner with access out onto balconies with steps down to attractive communal grounds. The property is ideally situated for easy access to all of St. Albans city centre amenities and is a short walk from the mainline station. Locally there is a residents parking scheme in operation with permits available from St Albans District Council. The property is offered for sale chain free.

EPC Rating: C 74
Council Tax Band: D
Lease Information: 999 years from 29th of June 2009, 984 years remaining.

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Entrance Hall

Kitchen *4.27m x 3.59m (14' x 11'9")*.

Living/Dining *5.71m x 4.56m (18'9" x 15')*.

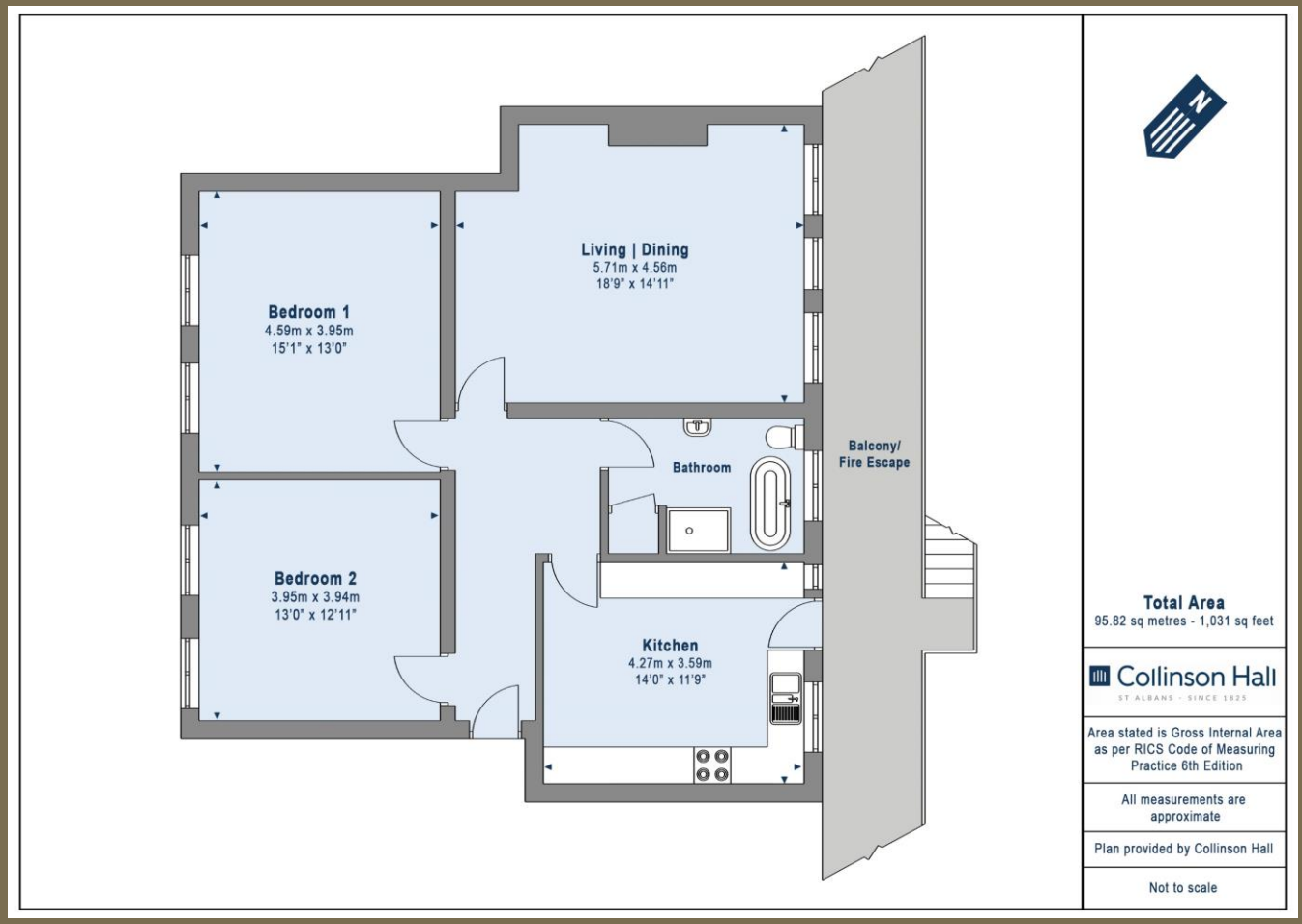
Bedroom 1 *4.59m x 3.95m (15'1" x 13')*.

Bedroom 2 *3.95m x 3.94m (13' x 12'11")*.

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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