





**A spacious TWO DOUBLE BEDROOM apartment offering over 850 square feet of living space, positioned on the FIRST FLOOR, and located in a MODERN apartment block, positioned with the MAINLINE STATION and CITY CENTRE only a short stroll away.**

**Guide Price: £450,000**

This modern and well-equipped property offers two generous double bedrooms with fitted wardrobes and an en-suite shower room in the main bedroom. There is a light and airy, spacious lounge with double doors and Juliette balcony and good size open plan kitchen with fitted appliances. The property also benefits from a single parking space. Victoria House is located within a short walk of St. Albans mainline Station with fast and regular access to London St. Pancras. The vibrant city centre is also a short walk away with a variety of shops, restaurants and bars on your doorstep and on Victoria Street there is a selection of amenities including cafes, eateries and public houses.



EPC Rating: TBC

Council Tax Band: C

Lease Information: start date 5th of Feb 2014, 239 years remaining.

Entrance Hall

Storage

Kitchen/Living/Dining 7.65m x 4.31m (25'1" x 14'2").

Bedroom 1 4.64m x 3.31m (15'3" x 10'10").

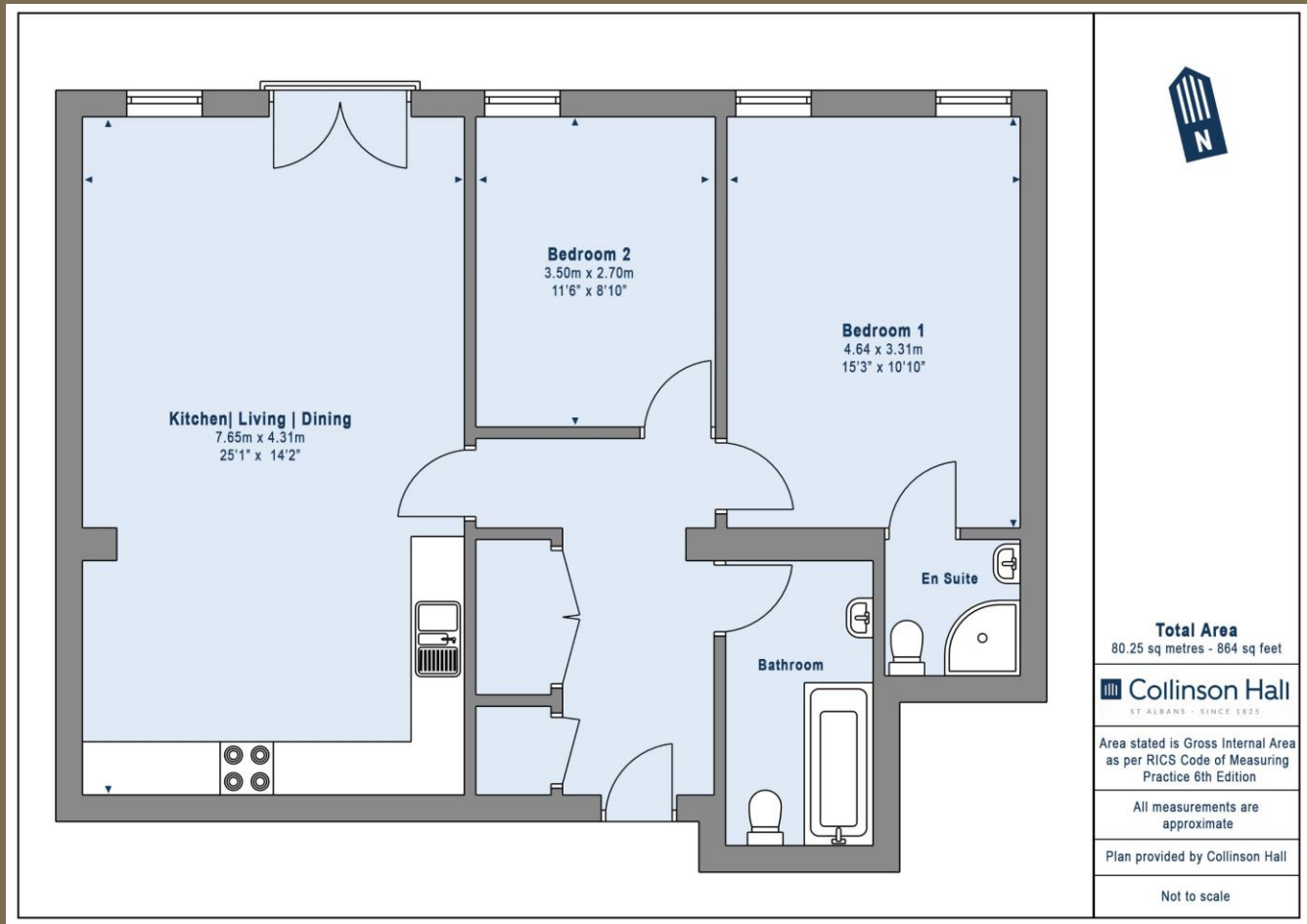
Ensuite Shower Room

Bedroom 2 3.50m x 2.70m (11'6" x 8'10").

Bathroom

Allocated 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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