





Specifically for the over 55s, this **ONE-BEDROOM** retirement apartment is located within the favoured Beaumonts. It 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.

**Guide Price: £175,000**

The accommodation briefly comprises a large living/dining room, kitchen, a good-sized bedroom with storage, and a wet room including a walk-in shower featuring anti-slip flooring, handrails, and a raised WC. Further benefits of this development include, secure entry phone system, alarm intercom to 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. Beaumonts is located just off the City Centre and offers an easy and level walk to all city amenities.

EPC Rating: E

Council Tax Band: D

Lease Information: 125 years from 1st of July 1989, 90 years remaining.



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").

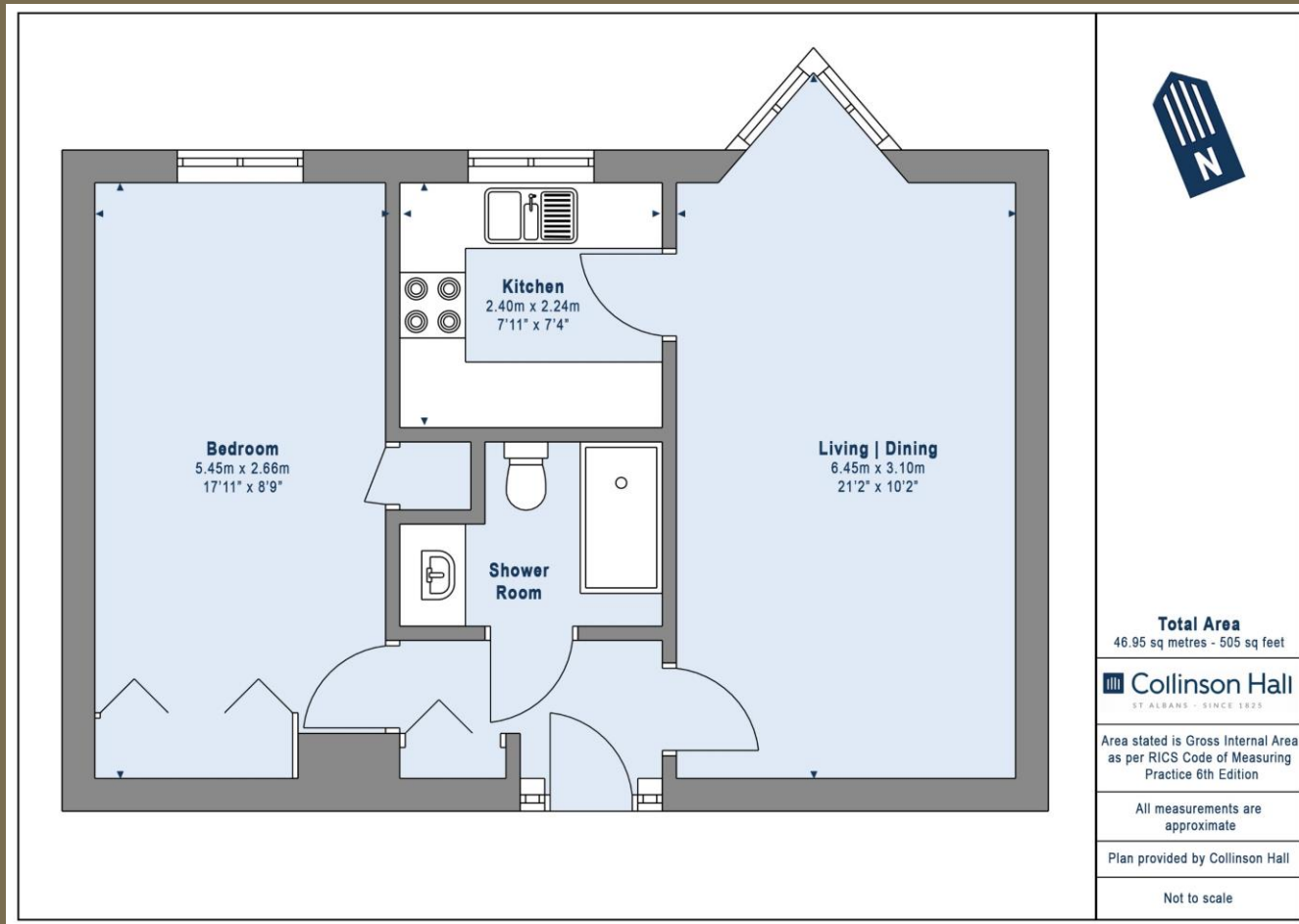
Shower Room

Parking

Communal Gardens







**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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