





Positioned on an AWARD-WINNING DEVELOPMENT in the heart of St. Albans thriving city, with easy access to numerous shops, restaurants and bars this ULTRA MODERN COLLECTION of townhouses and luxury apartments is set around a landscaped central square with secure underground parking. With CONTEMPORARY interior design by Conran & Partners and a minimalistic aesthetic these EXCLUSIVE HOMES are perfectly suited to modern living.

**Guide Price: £950,000**

The accommodation which is arranged over four floors is in excess of 2200 square feet and provides flexible living space with an arrangement of four double bedrooms served by four bathrooms, two reception rooms and a modern, well equipped kitchen/diner. There is also outdoor space in way of two lower ground floor terraces, one enclosed, four balcony terraces over the remaining floors and roof top terrace with fantastic far reaching views across the city.

Finally the property has been fully redecorated and is offered with no upper chain and vacant possession.

EPC Rating: B 83

Council Tax Band: G

Lease Information: 999 years from 1st of January 2017, 992 years left.





Entrance

Kitchen Dining Room 4.00m x 5.60m (13'1" x 18'4").

Bedroom 4 4.00m x 3.80m (13'1" x 12'6").

Bathroom

Living Room 4.00m x 5.12m (13'1" x 16'10").

Living Room 2 4.00m x 4.00m (13'1" x 13'1").

Terrace

Cloakroom

Bedroom 4 4.00m x 3.80m (13'1" x 12'6").

Bedroom 3 4.00m x 4.30m (13'1" x 14'1").

Bathroom

Bedroom 1 4.00m x 3.20m (13'1" x 10'6").

Bathroom

Terrace

Roof Terrace 3.40m x 8.35m (11'2" x 27'5").







**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

