





A delightful TWO BEDROOM ground floor apartment positioned within a CUL-DE-SAC LOCATION near Verulamium Park, Abbey Flyer and excellent local amenities, offered for sale CHAIN FREE.

Asking Price: £280,000

The property is tastefully presented throughout and provides spacious living accommodation, which is in excess of 800 sqft, comprising of an entrance hall, spacious lounge with patio doors onto the grounds, a modern fitted kitchen, two good sized bedrooms, and a modern family bathroom. Externally, there are well kept communal grounds and ample parking for both residents and visitors.

EPC Rating: C 69

Council Tax Band: C

Lease Information: 215 years from the 22nd of June 1986, 177 years remaining.





Entrance

Lounge 3.87m x 4.83m (12'8" x 15'10").

Kitchen/Diner 3.87m x 3.37m (12'8" x 11'1").

Bedroom 1 2.58m x 3.98m (8'6" x 13'1").

Bedroom 2 2.71m x 3.52m (8'11" x 11'7").

Bathroom

Communal Gardens

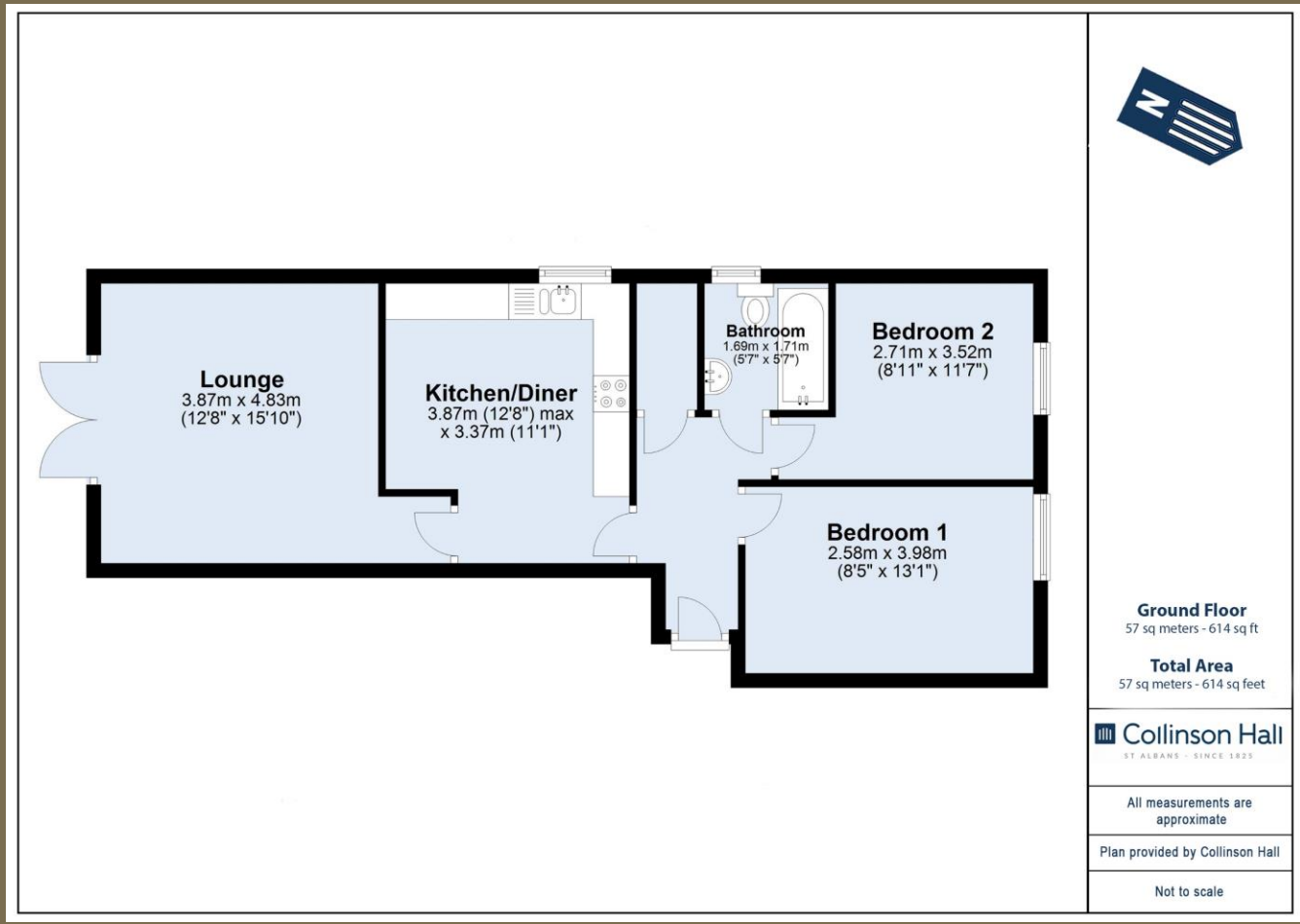
Residents Parking





NO BALL GAMES

21-26



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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