





A SPACIOUS and beautifully presented HOUSE set OVER FOUR FLOORS with a GARAGE, lovely GARDEN, additional ROOF TERRACE, and use of the beautifully landscaped GARDEN SQUARE. Situated within an AWARD-WINNING development, close to the vibrant CITY CENTRE and only a short walk to the mainline railway station, this ULTRA MODERN COLLECTION of townhouses and luxury apartments feature CONTEMPORARY interior designs by Conran & Partners and a minimalistic aesthetic. These EXCLUSIVE HOMES are perfectly suited to modern living.

Guide Price: £1,000,000

The accommodation, which is arranged over four floors, is in excess of 2000 square feet and provides flexible living space with an arrangement of four double bedrooms served by two bathrooms, two reception rooms, and a modern, well-equipped kitchen/diner. There is also outdoor space in the form of a lower ground floor terrace, three balcony terraces, and a rooftop terrace with fantastic far-reaching views across the city. To the lower ground floor, there is a generously proportioned integral garage.

EPC Rating: B 85

Council Tax Band: G

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





Entrance

Living Room 4.01m x 5.13m (13'2" x 16'10").

Living Room 2 4.01m x 3.82m (13'2" x 12'6").

Kitchen 4.01m x 4.73m (13'2" x 15'6").

Cloakroom

Garden

Bedroom 1 4.01m x 6.85m (13'2" x 22'6").

Bedroom 2 4.01m x 3.82m (13'2" x 12'6").

Bathroom

Bedroom 3 4.01m x 3.31m (13'2" x 10'10").

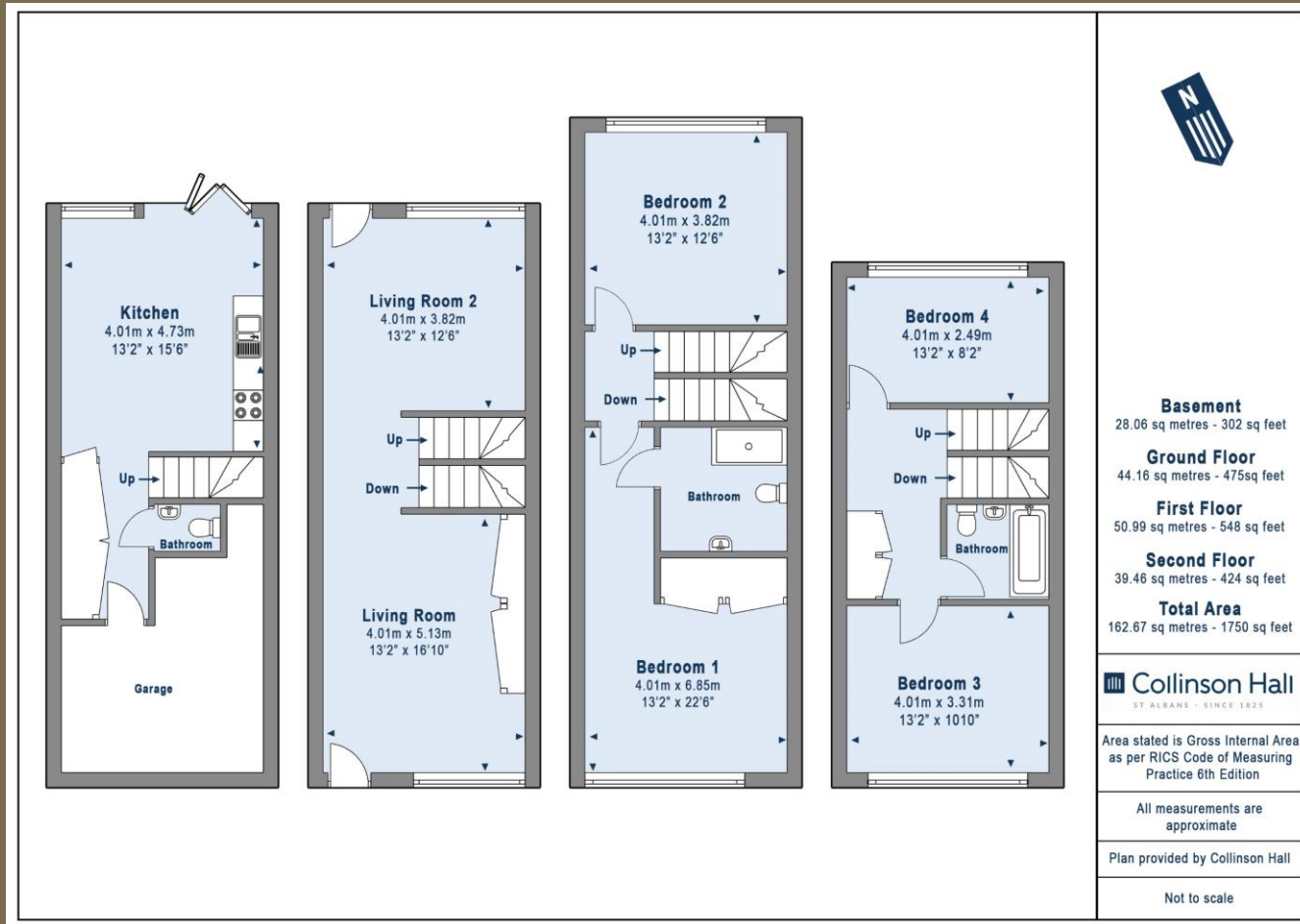
Bathroom

Bedroom 4 4.01m x 2.49m (13'2" x 8'2").

Roof Terrace







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

