





A light and bright third floor apartment, with TWO BATHROOMS, PRIVATE BALCONY and UNDERGROUND PARKING. The property is located between the City centre and the mainline railway station. There is a RESIDENTS GYMNASIUM and allocated UNDERGROUND PARKING.

Guide Price: £400,000

The property has two double bedrooms, the principal bedroom having an en suite shower room and a spacious open plan living/kitchen space with patio doors opening onto a private balcony. Externally, there are well-tended communal gardens, one allocated underground parking space and a residents gymnasium. This property is ideally positioned within walking distance of both the mainline station and St Albans city centre.

EPC Rating: B 85

Council Tax Band: E

Lease Information: 125 years from and including 1 July 2014, 114 years remaining.





Entrance Hall

Kitchen/Living/Dining 7.83m x 3.89m (25'8" x 12'9").

Bedroom 1 4.48m x 3.16m (14'8" x 10'4").

Ensuite Shower Room

Bedroom 2 4.48m x 2.63m (14'8" x 8'8").

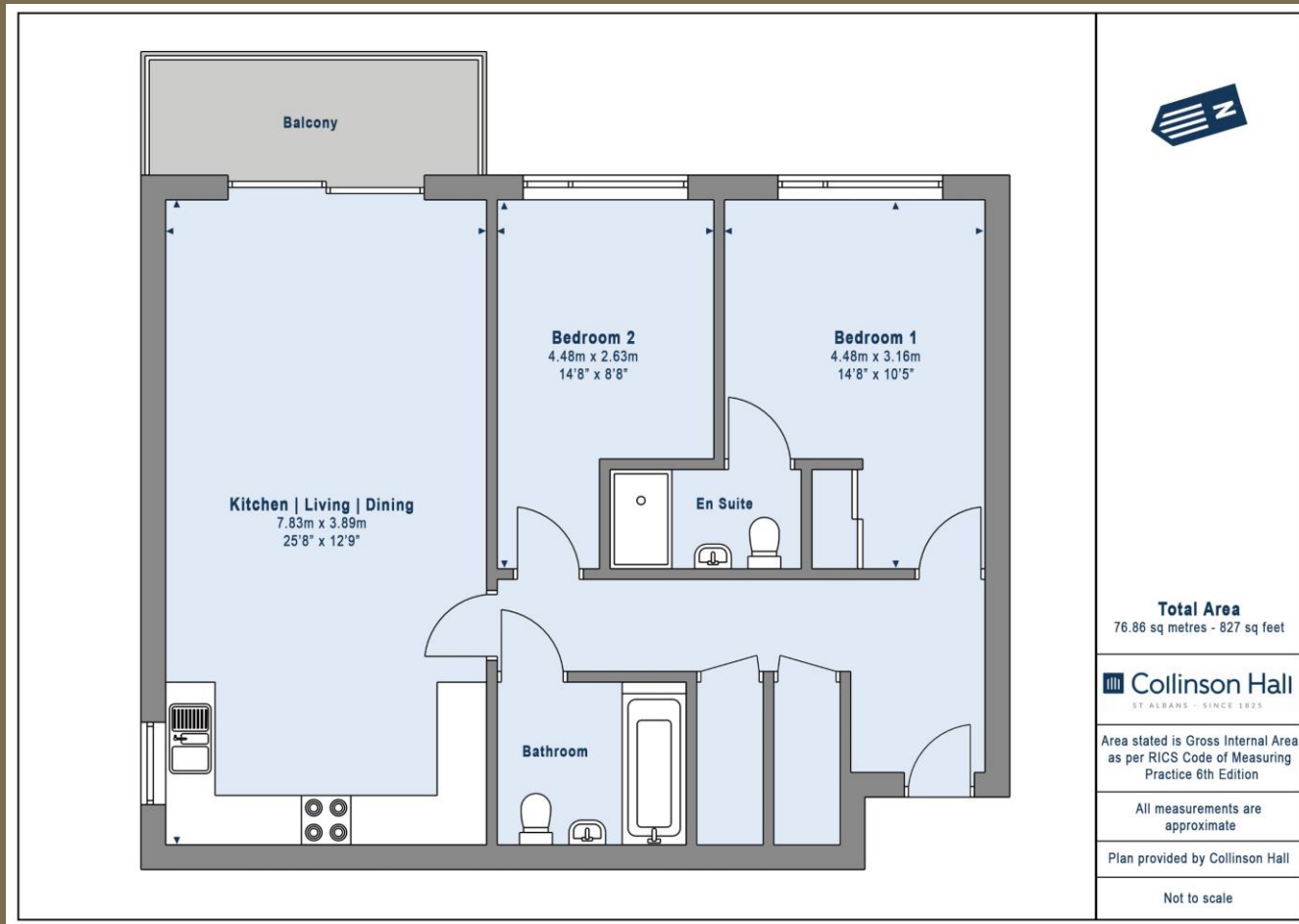
Bathroom

Storage

Balcony







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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