





An **ELEGANT ONE-BEDROOM** modern apartment situated in the **HEART OF ST. ALBANS City Centre**, with an array of fabulous shops and eateries right on your doorstep and located **MINUTES AWAY** from the mainline station.

Guide Price: £325,000

This bright, contemporary apartment is awash with natural light and beautifully presented. Offering exquisite décor throughout, the accommodation benefits from a modern luxury kitchen with integrated appliances, an open-plan lounge with dining space featuring bespoke shutters, a spacious main bedroom with fitted wardrobes, and a modern bathroom.

EPC Rating: C 80

Council Tax Band: C

Lease Information: 999 years from 14/01/2021, 995 years remaining.





Entrance Hall

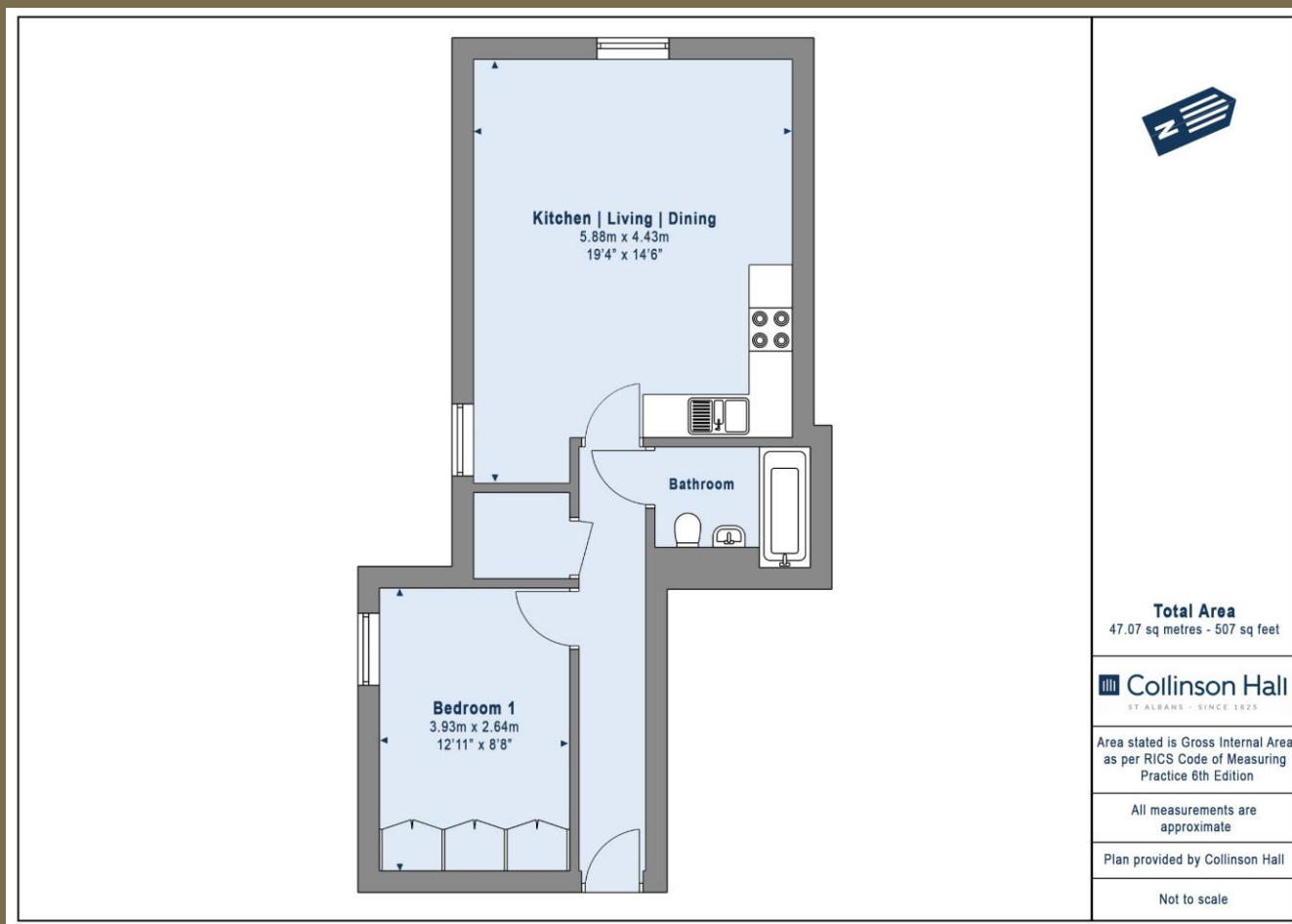
Kitchen/Living/Dining 5.88m x 4.43m (19'3" x 14'6").

Bedroom 3.93m x 2.64m (12'11" x 8'8").

Storage

Bathroom





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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