





Offered for sale **CHAIN FREE**, is this **TWO BEDROOM** ground floor **APARTMENT** situated within a **PRIME AND CENTRAL LOCATION** close to the vibrant city centre and walking distance to the mainline railway station.

**Guide Price: £325,000**

The accommodation comprises an entrance hall, dual aspect sitting room, separate kitchen, main bedroom benefitting from built in wardrobes, bedroom two, and bathroom. Outside the property benefits from two allocated parking spaces, making this an ideal first-time purchase, or a pied-a-terre due to its excellent location.

EPC Rating: C 72

Council Tax Band:

Lease Information: 999 years from 1 September 2001, 976 years remaining.





Entrance Hall

Living/Dining 3.95m x 3.33m (13' x 10'11").

Kitchen 2.50m x 2.08m (8'2" x 6'10").

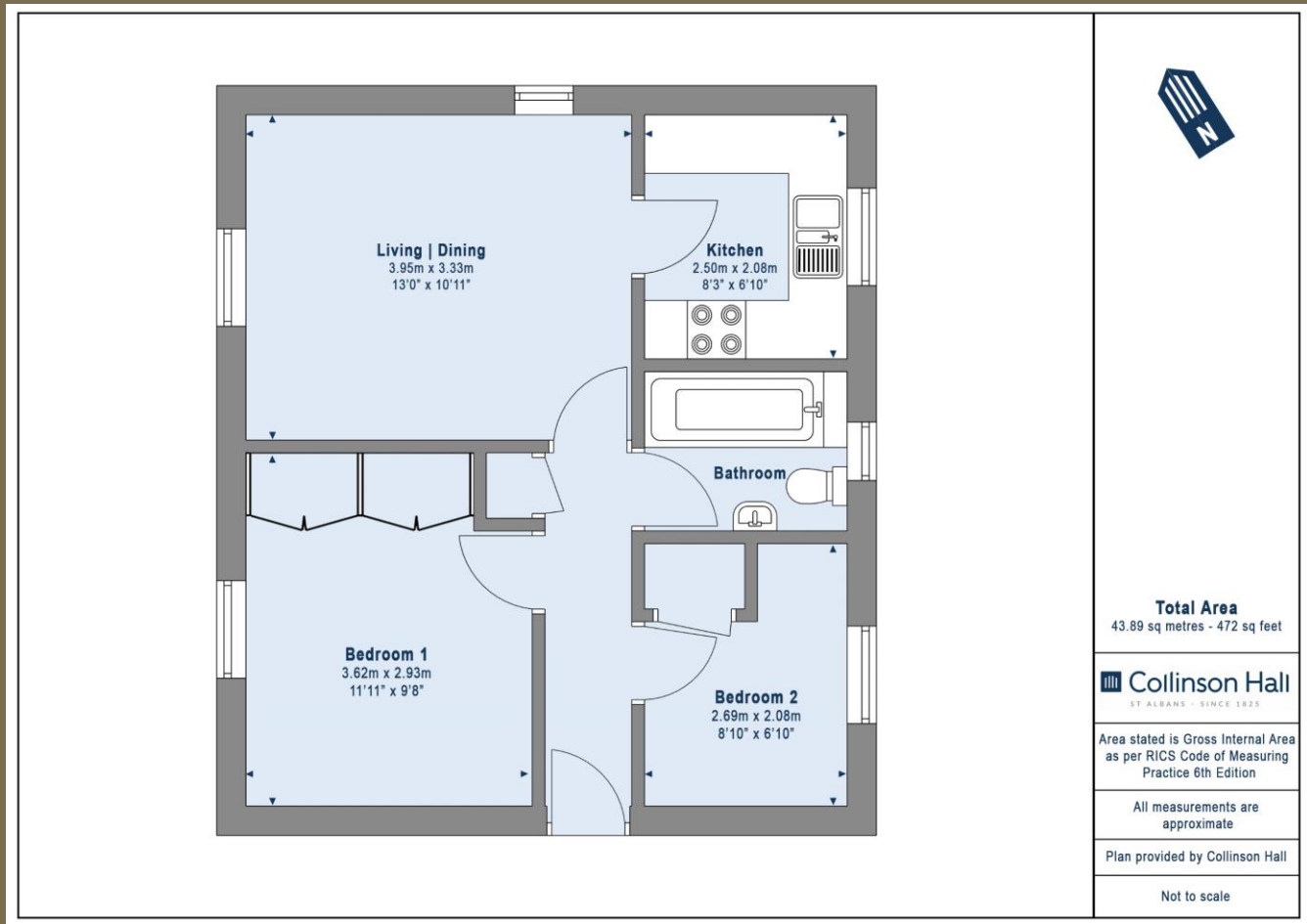
Bedroom 1 3.62m x 2.93m (11'11" x 9'7").

Bedroom 2 2.69m x 2.08m (8'10" x 6'10").

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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