





A delightful GROUND FLOOR RETIREMENT PROPERTY for the over 55's located within the heart of St. Albans vibrant City Centre and a **SHORT, LEVEL WALK** to all it's amenities. The block is served by a **LIFT TO ALL FLOORS**, and there is residents **PARKING** available.

Offers Over: £250,000

This charming ground floor apartment offers 517 sq. ft. of well-planned living space, complemented by a welcoming communal lounge and attractive gardens with seating areas for residents to enjoy. The accommodation includes a comfortable double bedroom, a spacious lounge, a separate kitchen, and a modern shower room. With attractive landscaped gardens and dedicated residents' parking, this property provides an inviting, low-maintenance lifestyle in a friendly community setting.

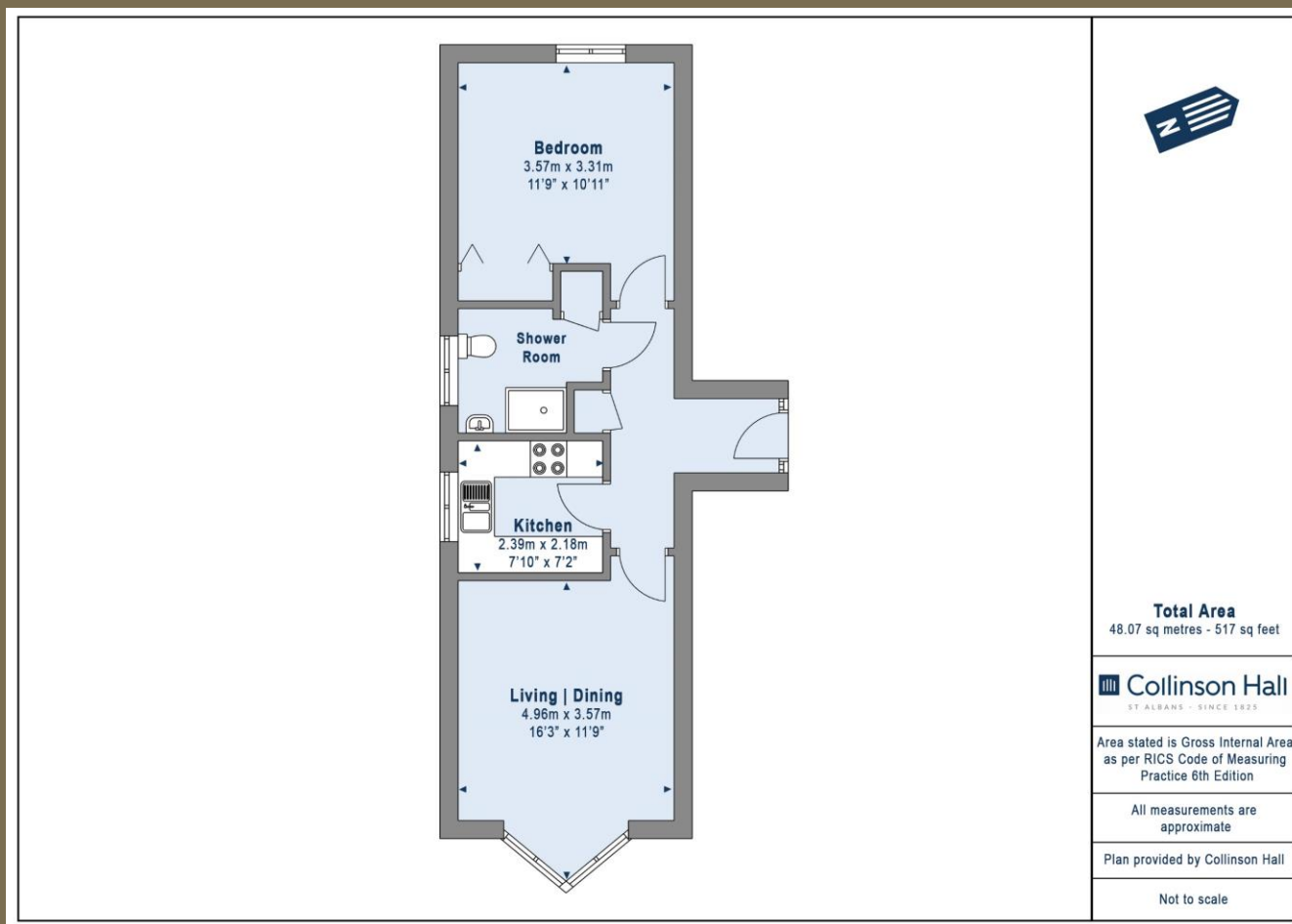
EPC Rating: E 48

Council Tax Band: D

Lease Information: 125 years from 1 July 1989 with 88 years remaining.







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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