





A **FANTASTIC** opportunity to purchase a **LARGER THAN AVERAGE**, modern apartment positioned on the edge of **HIGHFIELD PARK**, ideally located for glorious walks, excellent amenities, **GREAT SCHOOLING** and fast access to major road connections including M25, A1 and M1.

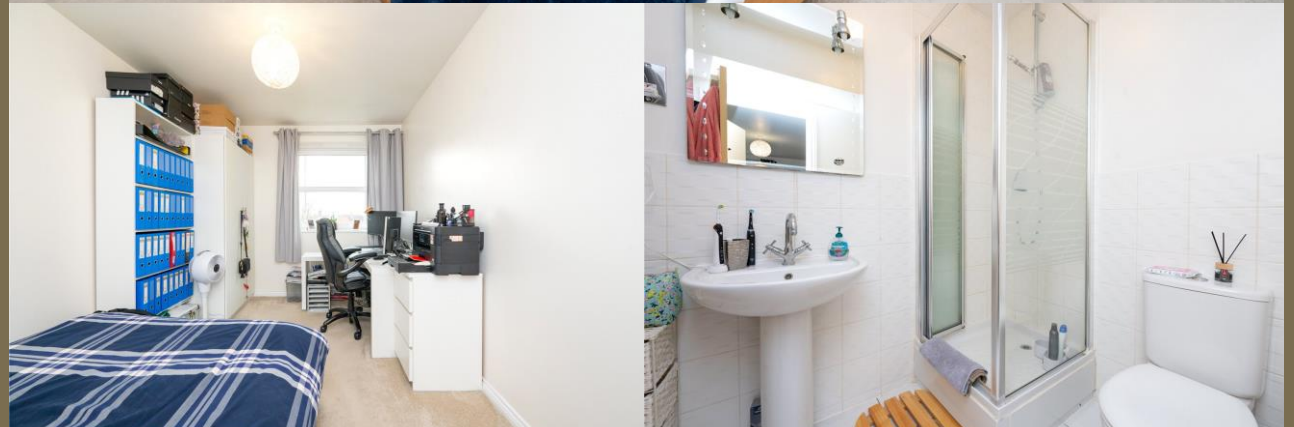
Offers Over: £350,000

This superb property, positioned on the top floor, offers generous accommodation of over 840 square feet of living space with an open-plan lounge/dining/kitchen, two excellent double bedrooms, an en-suite to the principal bedroom, and a family bathroom. Outside, the property benefits from one allocated and secure parking space.

EPC Rating: TBC

Council Tax Band: D

Lease Information: 150 years from 11 November 2005, 131 years remaining.





Entrance Hall

Kitchen/Living/Dining 5.48m x 4.33m (18' x 14'2").

Bedroom 1 5.34m x 3.48m (17'6" x 11'5").

Ensuite Bathroom

Bedroom 2 4.23m x 2.78m (13'11" x 9'1").

Bathroom

Utility Room

Parking



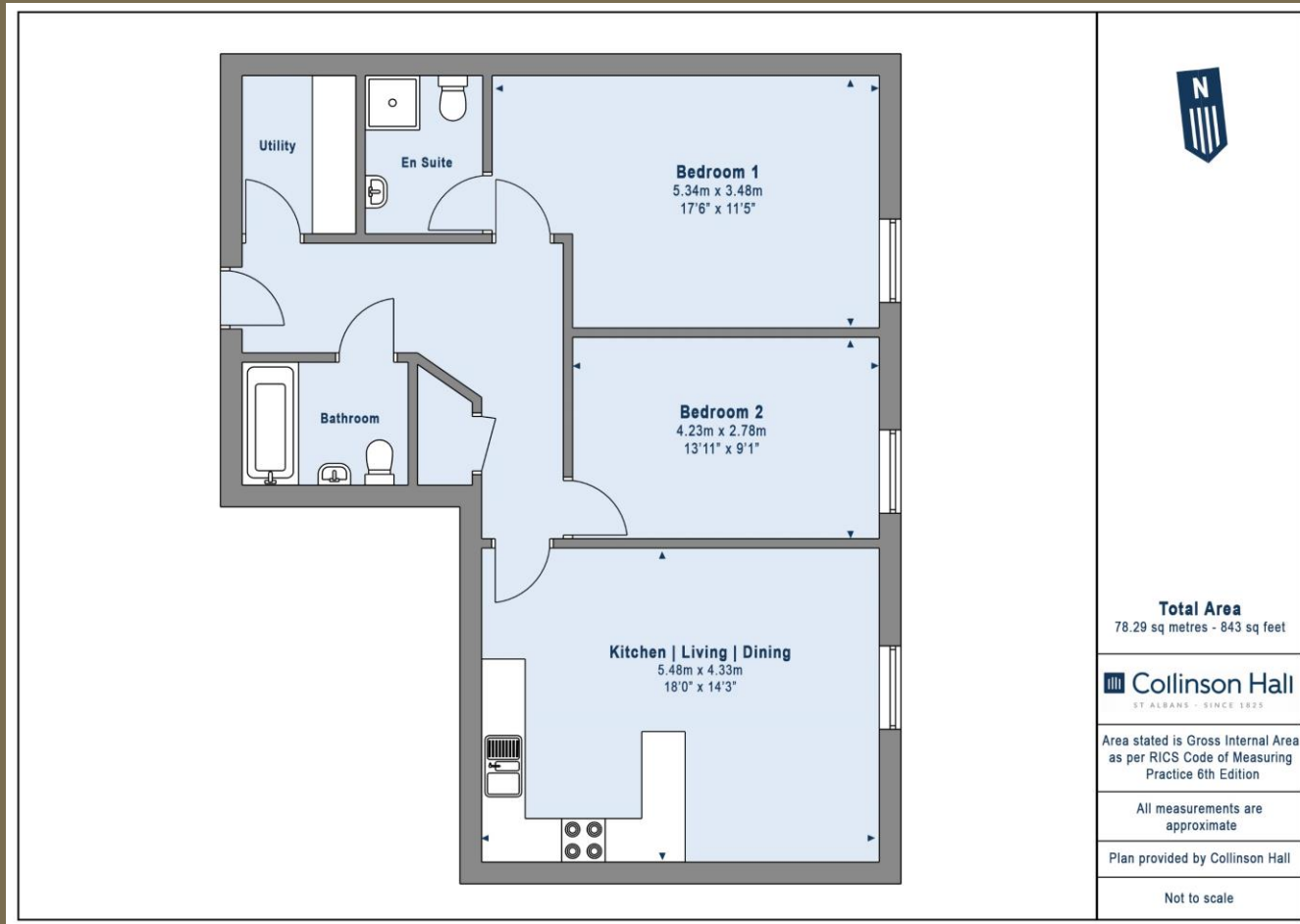


Blakemore Retail St Albans

SPAR



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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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