





A rare opportunity to purchase a **CHARMING TWO BEDROOM** top floor apartment positioned in a **SMALL AND QUIET DEVELOPMENT** on the fringes of St. Albans city centre in the ever-popular parish of **ST STEPHENS**.

**Guide Price: £325,000**

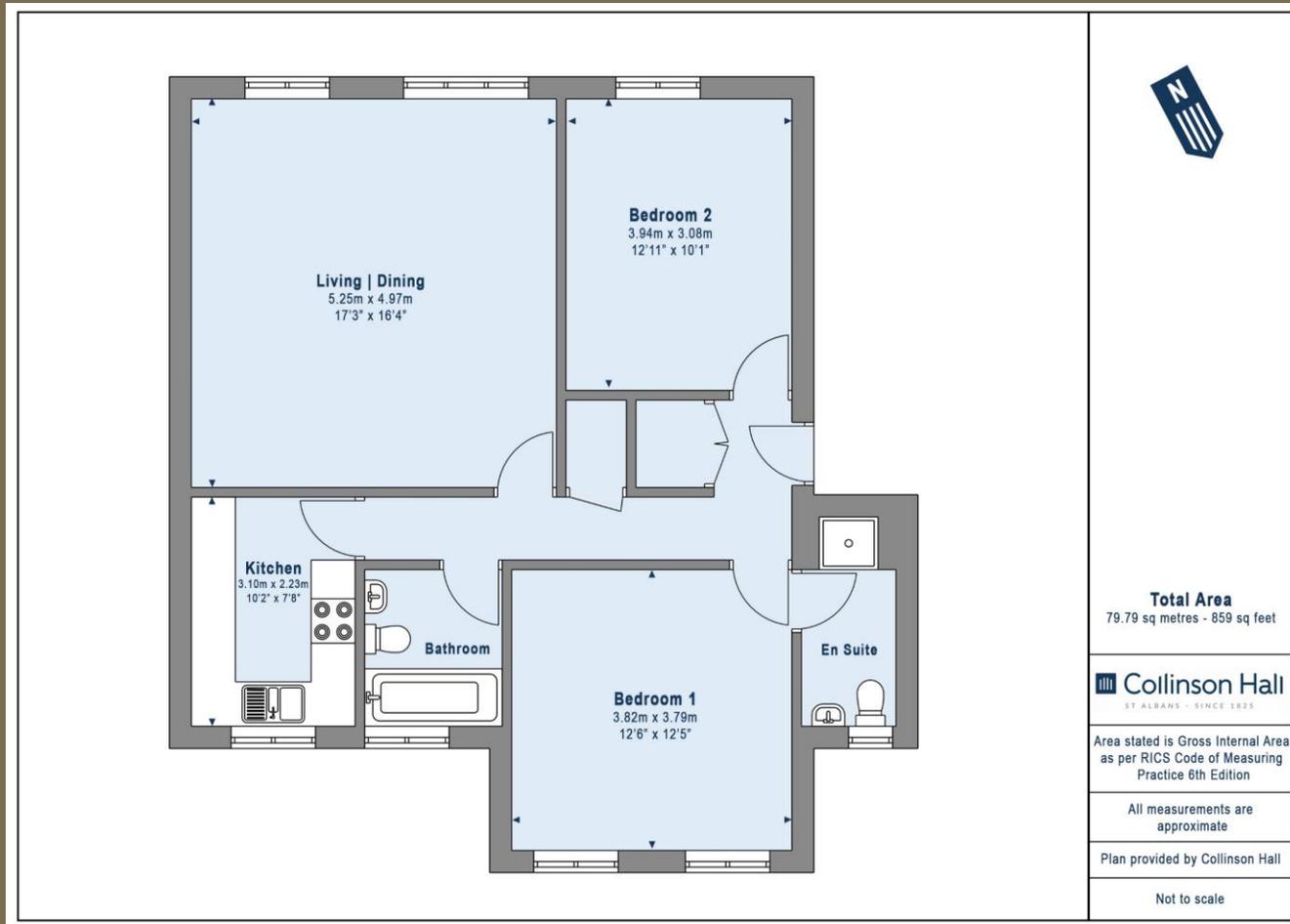
This impressive apartment is offered chain-free and extends to over 850 sq ft of thoughtfully designed living space. The accommodation features a generous lounge/diner, two well-proportioned double bedrooms with an en-suite to the principal bedroom, a contemporary family bathroom, and a separate, well-appointed kitchen offering unspoilt views of St. Albans Abbey. There is also access to a substantial loft space, useful for extra storage. Externally, residents benefit from communal bin stores, attractively maintained gardens with access to a shared shed, and allocated parking. Havercroft is a small enclave within easy reach of St. Albans vibrant city centre and benefits from Verulamium Park on its doorstep and wonderful views of St. Albans Abbey. Please note the current lease offered is 59 years and any potential buyers should make enquires through their conveyancers as to the cost of an extension.

EPC Rating: C 77  
Council Tax Band: E









**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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk