Collinson Hall

Westminster Court, St. Albans, Hertfordshire, AL1 2DX

A generously sized THREE BEDROOM GARDEN FIRST FLOOR MAISONETTE, situated within a POPULAR CHARACTERFUL CUL-DE-SAC, just off Holywell Hill. With a LONG LEASE, walking distance from the vibrant CITY CENTRE, Westminster Lodge LEISURE FACILITIES, Verulamium PARK, and INDEPENDENT SHOPS, CINEMA & RETAIL PARKS. With PRIVATE REAR GARDEN.

Offers In Excess Of: £485,000

This property offers flexible accommodation and is designed with an entrance hall, a living/dining room that overlooks the development gardens, and a well-equipped kitchen featuring a range of fitted storage and appliances. It includes three spacious bedrooms, a bathroom with a separate toilet, and a useful loft. Additionally, the property boasts its own private garden, making it an ideal space for relaxation and entertaining, and enjoys the use of residents parking to the front.

EPC Rating: TBC
Council Tax Band: D
Lease Information: 999 years from 25 December 2002, 997 years remaining.

Collinson Hall

Entrance Hall

Living/Dining Room *5.36m x 3.51m (17'7" x 11'6")*.

Kitchen *3.12m x 2.83m (10'3" x 9'3")*.

Bedroom 1 *4.84m x 3.51m (15'11" x 11'6")*.

Bedroom 2 *3.12m x 3.01m (10'3" x 9'11")*.

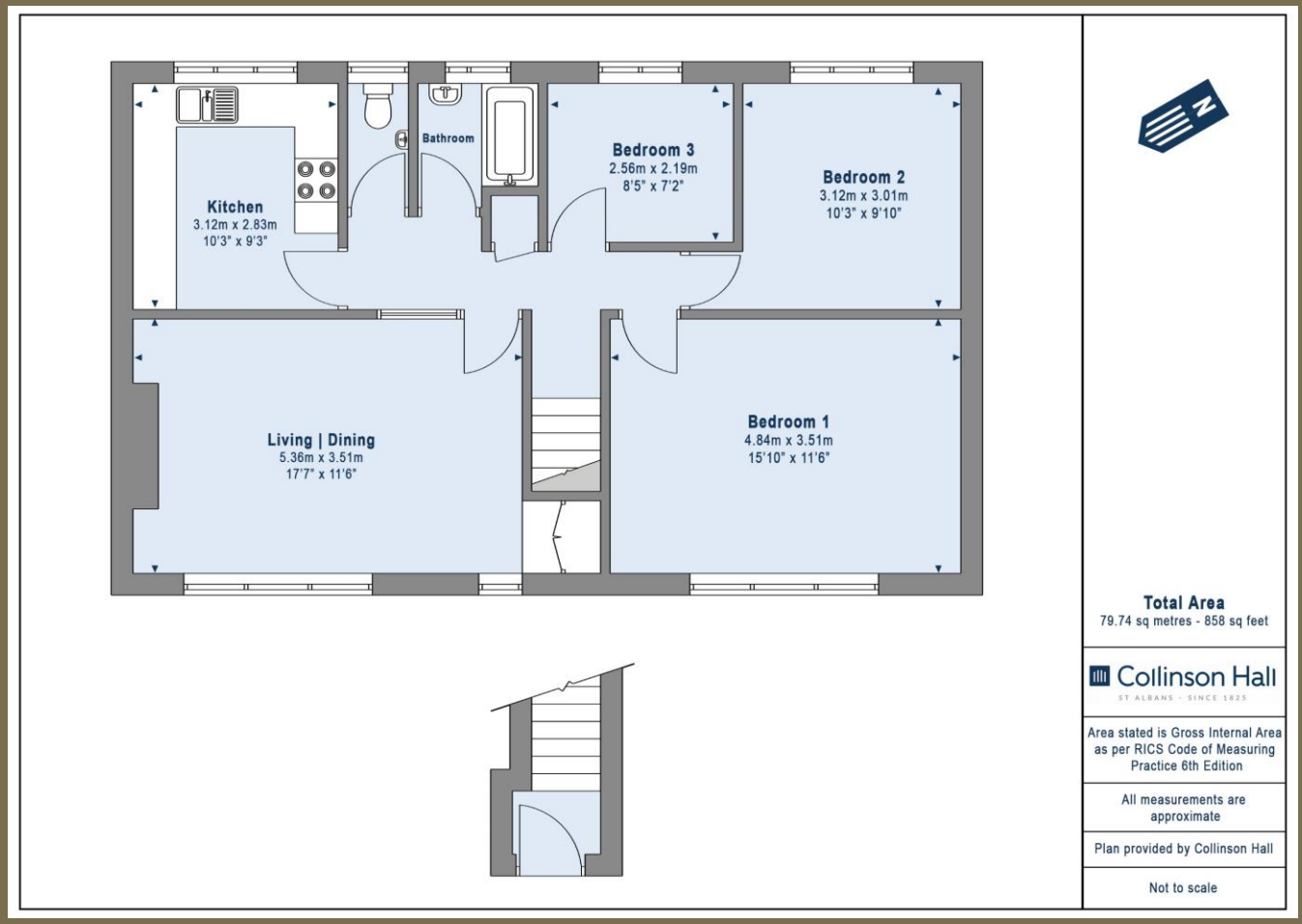
Bedroom 3 *2.56m x 2.19m (8'5" x 7'2")*.

Bathroom

Cloakroom

Garden

Collinson Hall



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.

Collinson Hall

collinsonhall.co.uk

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