LICHFIELD PLACE

A spacious, TWO DOUBLE BEDROOM apartment, offered for sale CHAIN FREE, and positioned on the TOP FLOOR of this PRESTIGIOUS DEVELOPMENT, in a prime location, just off Avenue Road, with SHARE OF THE FREEHOLD.

Offers Over: £400,000

This charming apartment offers over 800 square feet of living space with an impressive lounge with part vaulted ceiling and four skylight windows, facing west and washing the property in floods of natural light. There is a modern, good size kitchen/breakfast room and two double bedrooms which face east. The principle bedroom benefits from an en-suite shower and there is also a family bathroom. Outside the property benefits from an allocated parking space and well tended communal grounds.

EPC Rating: D 68
Council Tax Band: E
Lease Information: 125 years from 1 January 1990, 89 years remaining, however, this property benefits from a share of the freehold.

Collinson Hall

Entrance Hall

Living Room *4.33m x 4.09m (14'2" x 13'5")*.

Kitchen/Dining *4.28m x 2.44m (14'1" x 8')*.

Bedroom 1 *3.92m x 3.05m (12'10" x 10')*.

Ensuite Shower Room
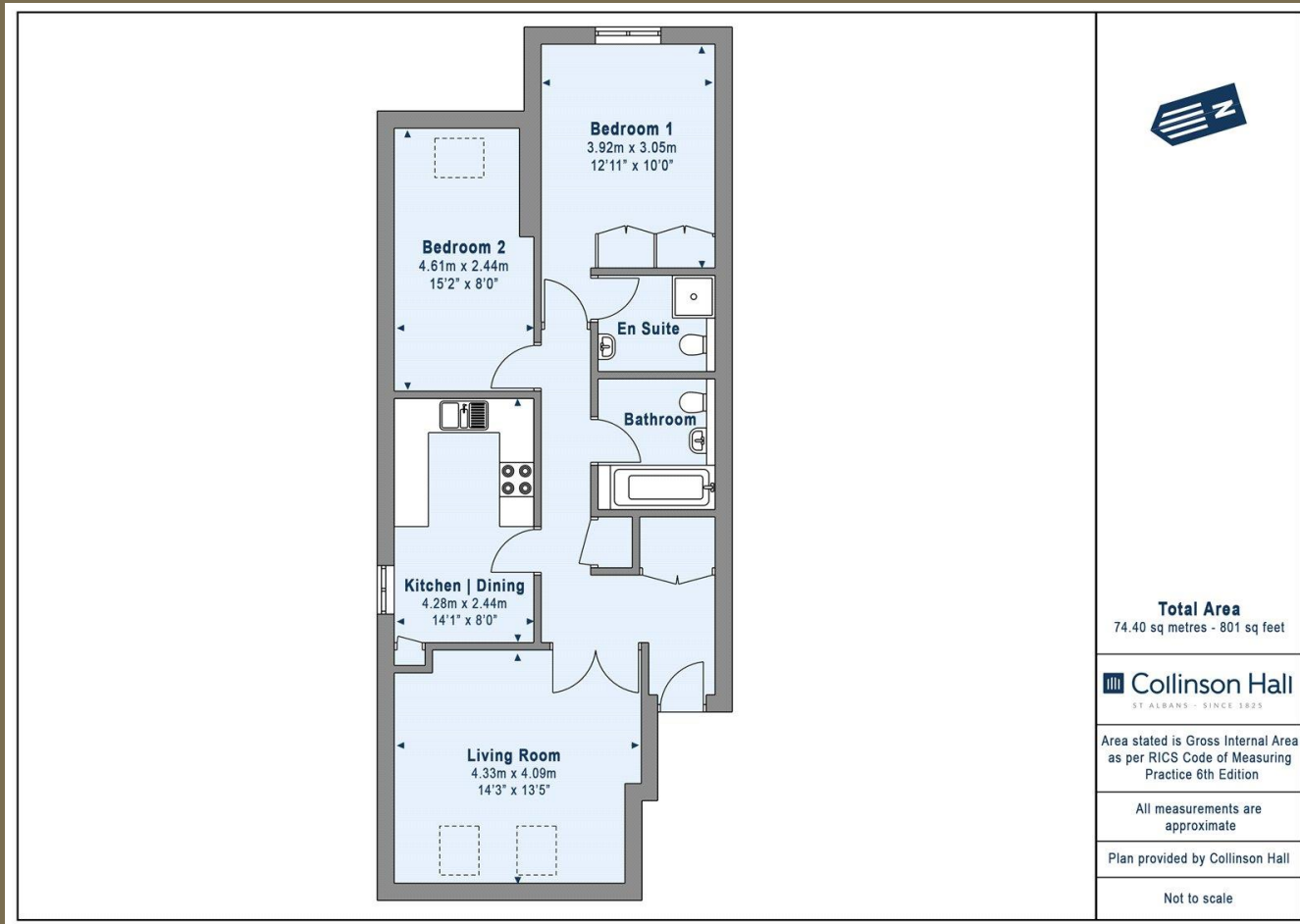
Bedroom 2 *4.61m x 2.44m (15'1" x 8')*.

Bathroom

Allocated Parking Space

Communal Grounds

Bedroom 1
3.92m x 3.05m
12'11" x 10'0"

Bedroom 2
4.61m x 2.44m
15'2" x 8'0"

En Suite

Bathroom

Kitchen | Dining
4.28m x 2.44m
14'1" x 8'0"

Living Room
4.33m x 4.09m
14'3" x 13'5"

Total Area
74.40 sq metres - 801 sq feet

Collinson Hall
ST ALBANS · SINCE 1825

Area stated is Gross Internal Area
as per RICS Code of Measuring
Practice 6th Edition

All measurements are
approximate

Plan provided by Collinson Hall

Not to scale

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**