









This beautifully **BRIGHT AND SPACIOUS** first-floor apartment forms part of a **CHARMING PERIOD CONVERSION**, ideally located just moments from St Albans **MAINLINE STATION** and the vibrant City Centre, with its excellent range of shops, restaurants, and leisure facilities.

**Guide Price: £280,000**

Beautifully presented, this apartment offers thoughtfully designed accommodation throughout. A shared entrance opens into a private hallway, leading to a stunning bay-fronted living and dining room, an inviting space for both relaxation and entertaining, that connects seamlessly to a generous, modern kitchen. Off the hallway, you'll find a well-proportioned double bedroom and a sleek shower room, both finished to an exceptional standard. Adding to its appeal, the property benefits from a share of the freehold making it not only a stylish home but also an excellent long-term investment.

EPC Rating: C 76

Council Tax Band: C

Lease Information: This is a share of Freehold, with 976 years remaining. There is no ground rent and a service charge of circa £500 per annum.

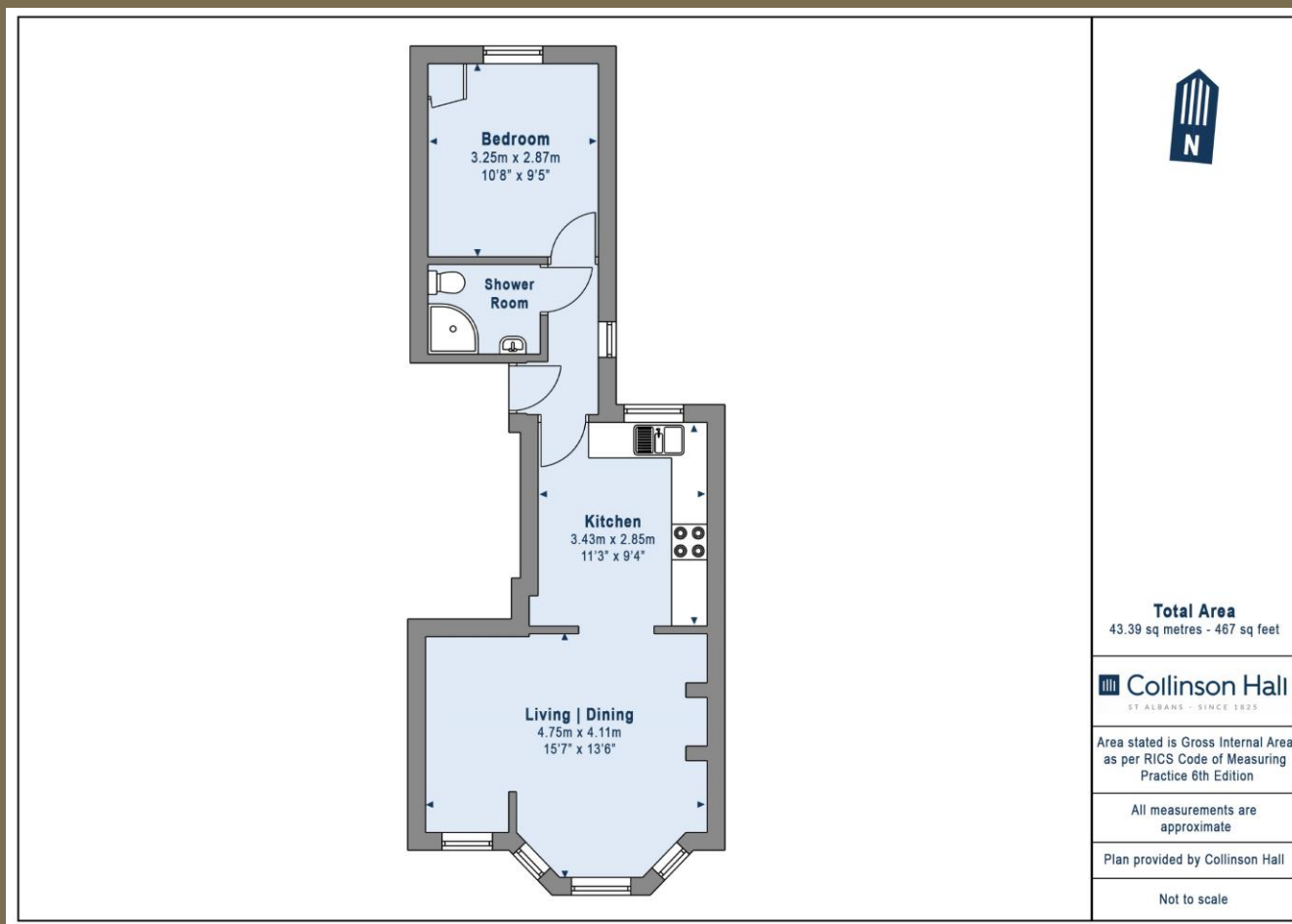












#### PLEASE NOTE

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

