





A modern, PENTHOUSE APARTMENT with beautifully presented living space arranged over TWO FLOORS and positioned within a SHORT WALK of St. Albans mainline STATION, Clarence Park and excellent shopping facilities.

Guide Price: £500,000

This amazing apartment boasts accommodation approaching 900 square feet with spacious open plan lounge, dining area and kitchen space. The kitchen is well appointed with many fitted appliances and both bedrooms are generous doubles. There is a fantastic balcony terrace offering rare and ample space for seating and there is also secure parking for one vehicle. This is truly a rare find and is one of only four of its kind and internal viewings are highly recommended.

EPC Rating: B 85
Council Tax Band: D





Entrance

Kitchen/Living/Dining 7.66m x 6.04m (25'2" x 19'10").

Bedroom 1 3.97m x 3.96m (13' x 13').

Bathroom

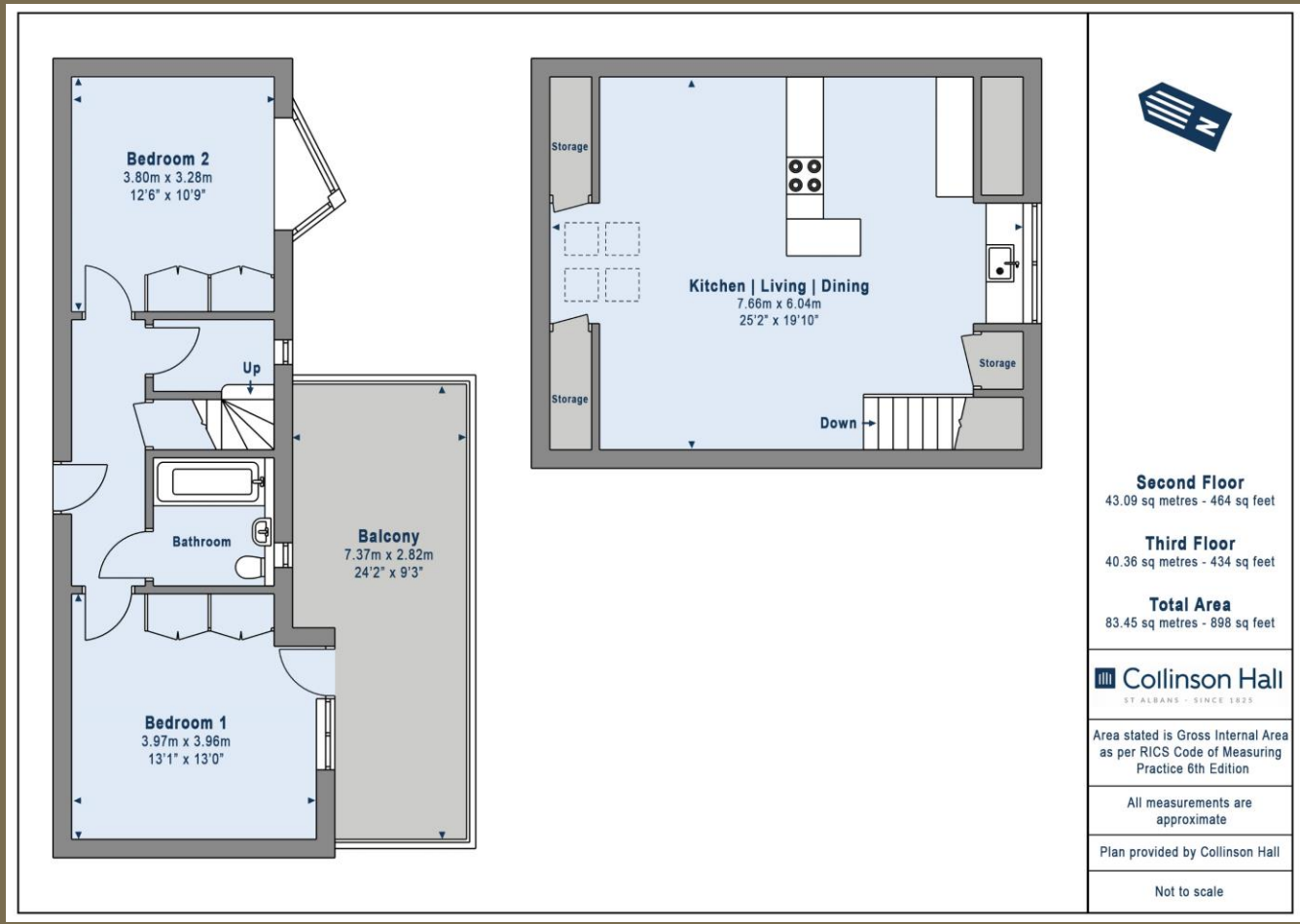
Bedroom 2 3.80m x 3.28m (12'6" x 10'9").

Balcony

Allocated Parking Space







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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