





Positioned within a GATED DEVELOPMENT and within a short walk of St. Albans mainline station this beautifully presented studio apartment offers superb entry level accommodation at an affordable price.

**Guide Price: £220,000**

The property is approximately 320 square feet and benefits from an entrance hall and provides access to a separate bathroom, ample storage and a good size open plan living/bedding space with an open plan kitchen, complete with a hob, oven, microwave, dishwasher and fridge with freezer compartment. The building benefits from a spacious communal reception hall and a residents gym, and would make an ideal first purchase or investment property.

EPC Rating: C 74  
Council Tax Band: B



Entrance

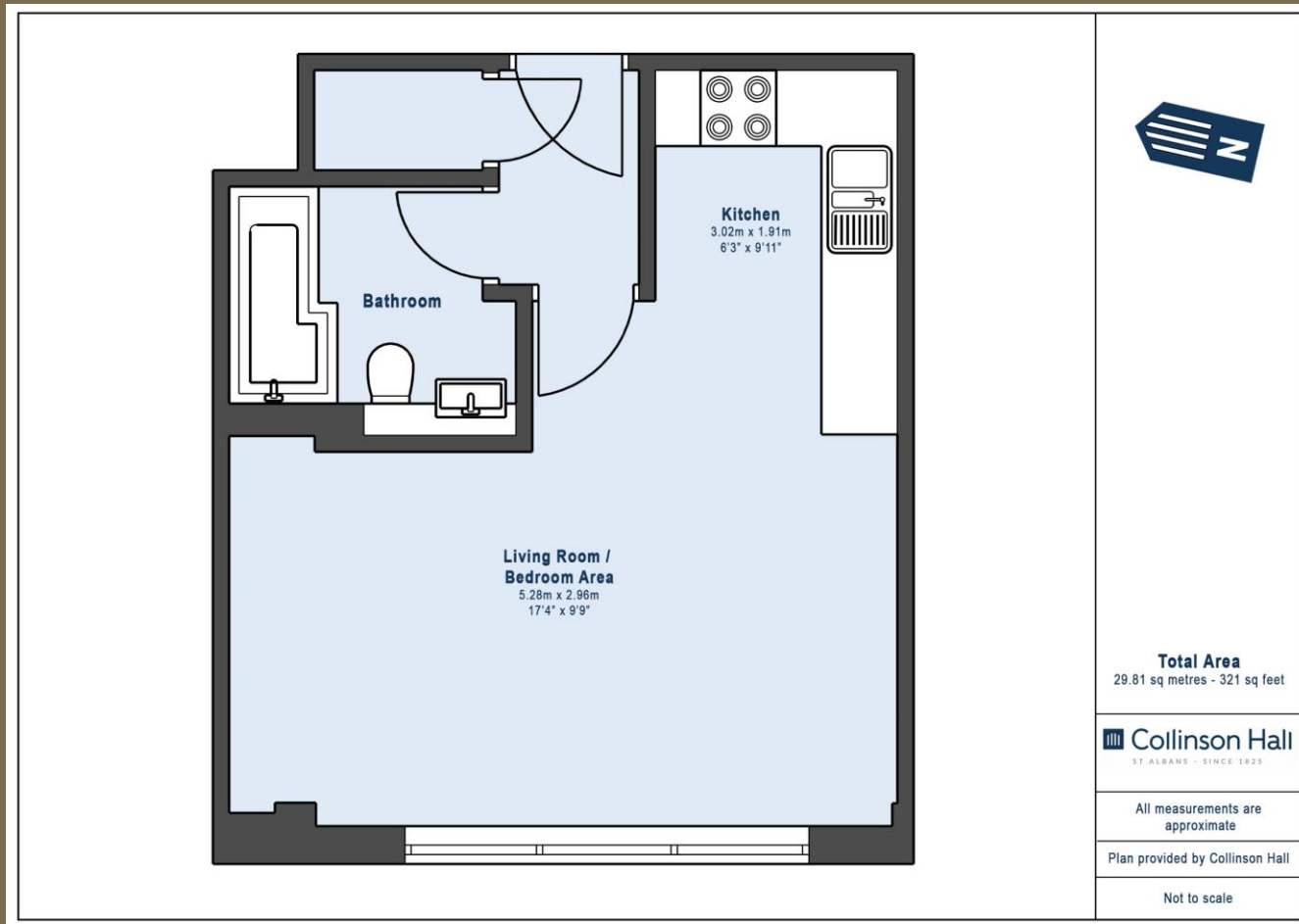
Living/ Bedroom Area 5.28m x 2.96m (17'4" x 9'9").

Kitchen 3.02m x 1.91m (9'11" x 6'3").

Bathroom







**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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