Set within a BEAUTIFULLY REFURBISHED Grade II listed building is this remarkable ONE-BEDROOM ground-floor apartment, bathed in natural light and presented to an IMPECCABLE STANDARD throughout

Offers Over: £325,000

This spacious apartment spans over 500 square feet and features an impressive lounge with a high vaulted ceiling, along with an open-plan kitchen area equipped with fitted appliances. It includes a generously sized double bedroom with a stylish mezzanine level and a modern, fitted bathroom. The development offers a large communal entrance lobby with bike storage facilities, and there is gated resident parking available externally, with one parking space allocated to the apartment. The area is home to a variety of shops and cafes, and St. Albans Station is just a short walk away.

EPC Rating: E 53
Council Tax Band: C
Lease Information: 125 years commencing on 1 January 2018, 117 years remaining.

Collinson Hall

Entrance Hall

Lounge/Dining/Kitchen *4.82m x 4.82m (15'10" x 15'10").*

Bedroom *3.05m x 3.69m (10' x 12'1").*

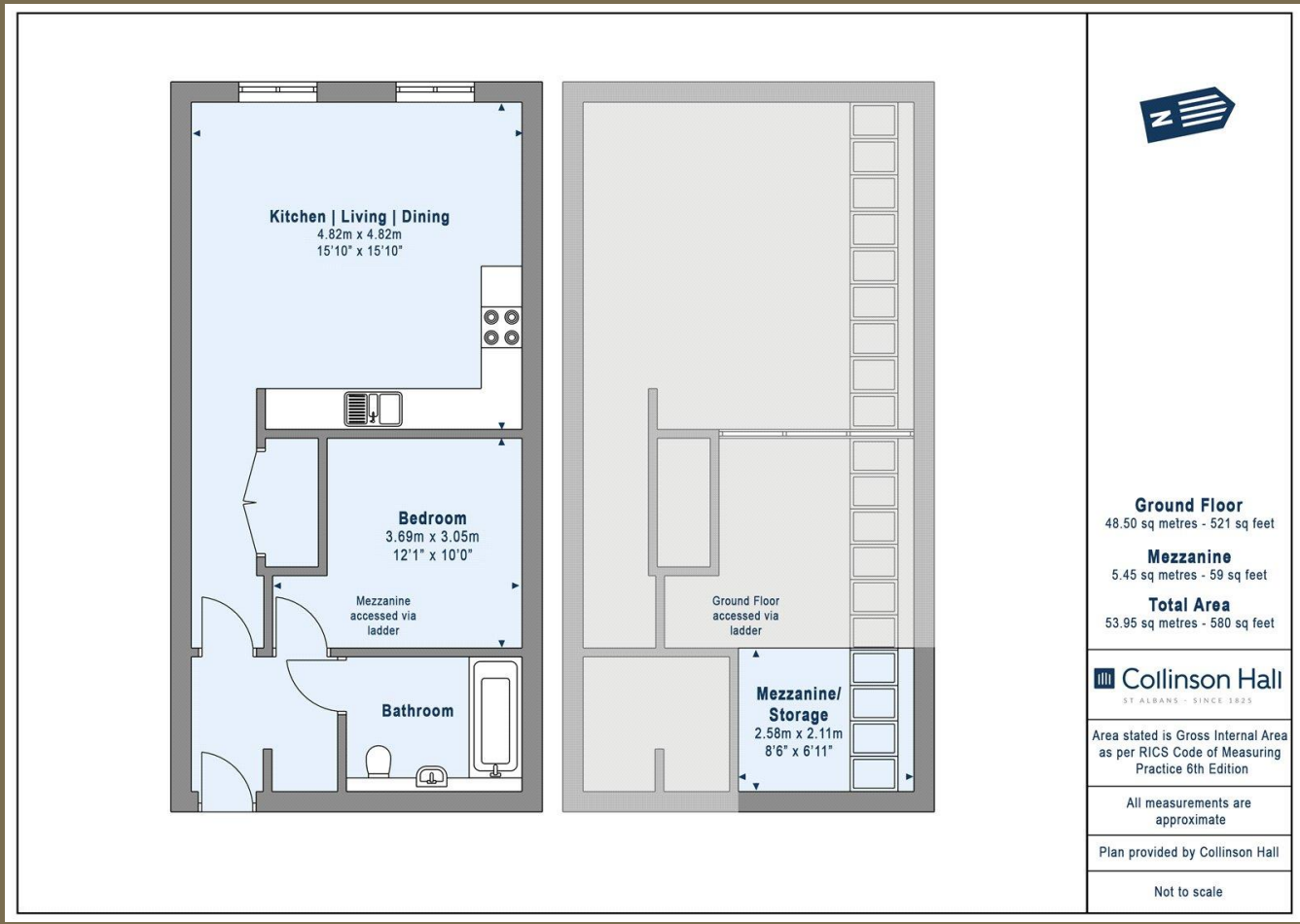**Bathroom** *1.98m x 2.59m (6'6" x 8'6").*

Allocated Parking

Hansell
Gardens
Ground Floor
1 - 5
10 - 16

Kitchen | Living | Dining
4.82m x 4.82m
15'10" x 15'10"

Bedroom
3.69m x 3.05m
12'1" x 10'0"

Mezzanine
accessed via
ladder

Bathroom

Ground Floor
accessed via
ladder

**Mezzanine/
Storage**
2.58m x 2.11m
8'6" x 6'11"

Ground Floor
48.50 sq metres - 521 sq feet

Mezzanine
5.45 sq metres - 59 sq feet

Total Area
53.95 sq metres - 580 sq feet

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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

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