





An **IMPRESSIVE** two-bedroom apartment located **JUST MINUTES AWAY** from St. Albans mainline station, Clarence Park, and the **CITY CENTRE**.

Offers Over: £400,000

This first-floor apartment offers 735 square feet of living space and is well-presented throughout and is available chain-free. The property features a spacious lounge with double doors that open onto a south-easterly balcony. The modern, re-fitted kitchen, along with the en-suite and main bathroom, enhances its appeal. Additional benefits include an allocated parking space and ample visitor parking. Residents can also enjoy communal lawns and designated bin storage areas.

EPC Rating: C 77

Council Tax Band: E

Lease Information: 125 years from 29 September 1990 – 90 years remaining.



Entrance Hall

Balcony

Living Room 4.93m x 4.17m (16'2" x 13'8").

Kitchen 3.51m x 3.05m (11'6" x 10').

Bedroom 1 4.43m x 3.21m (14'6" x 10'6").

Ensuite Bathroom

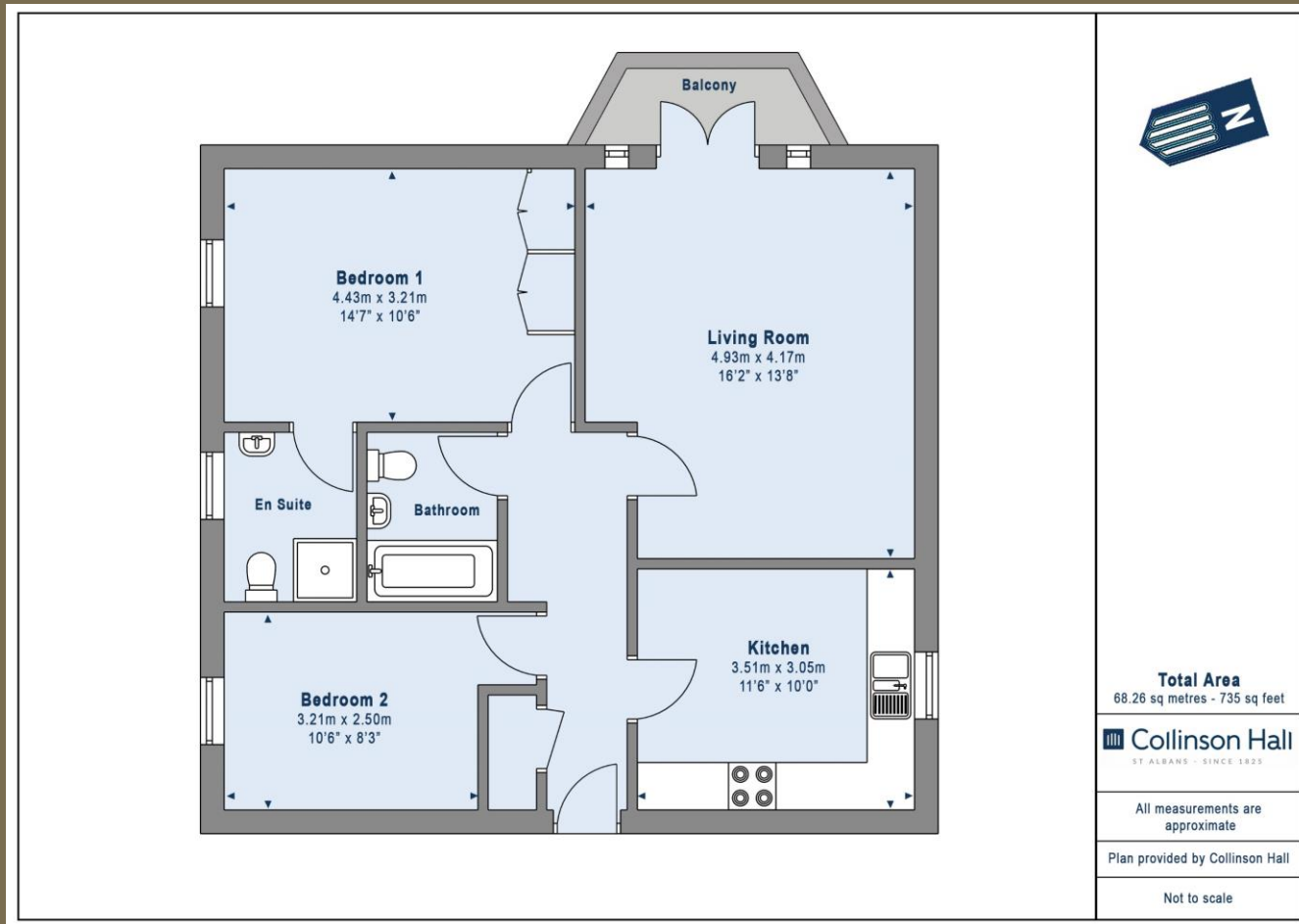
Bedroom 2 3.21m x 2.50m (10'6" x 8'2").

Bathroom

Allocated Parking







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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