





A spacious TWO BEDROOM, second-floor apartment positioned within a sought-after development in the HEART OF ST. ALBANS is within a short walk of all city centre amenities and St. Albans MAINLINE STATION, which has fast and regular service to London St. Pancras.

**Guide Price: £375,000**

This light and airy apartment is in great order with a modern fitted kitchen and bathroom suite, re-fitted double glazed windows, updated heating system, and attractive flooring throughout. The property offers spacious accommodation approaching 680 square feet with space for a dining table in the kitchen, a lovely-sized lounge and a good amount of storage space. There is allocated parking for one vehicle and provisions for visitor parking.

EPC Rating: C 75

Council Tax Band: D

Lease Information: 125 years from 1 January 1988, 87 years remaining.





Entrance Hall

Living Room 4.46m x 3.86m (14'8" x 12'8").

Kitchen/Dining 4.24m x 2.59m (13'11" x 8'6").

Bedroom 1 2.96m x 2.95m (9'9" x 9'8").

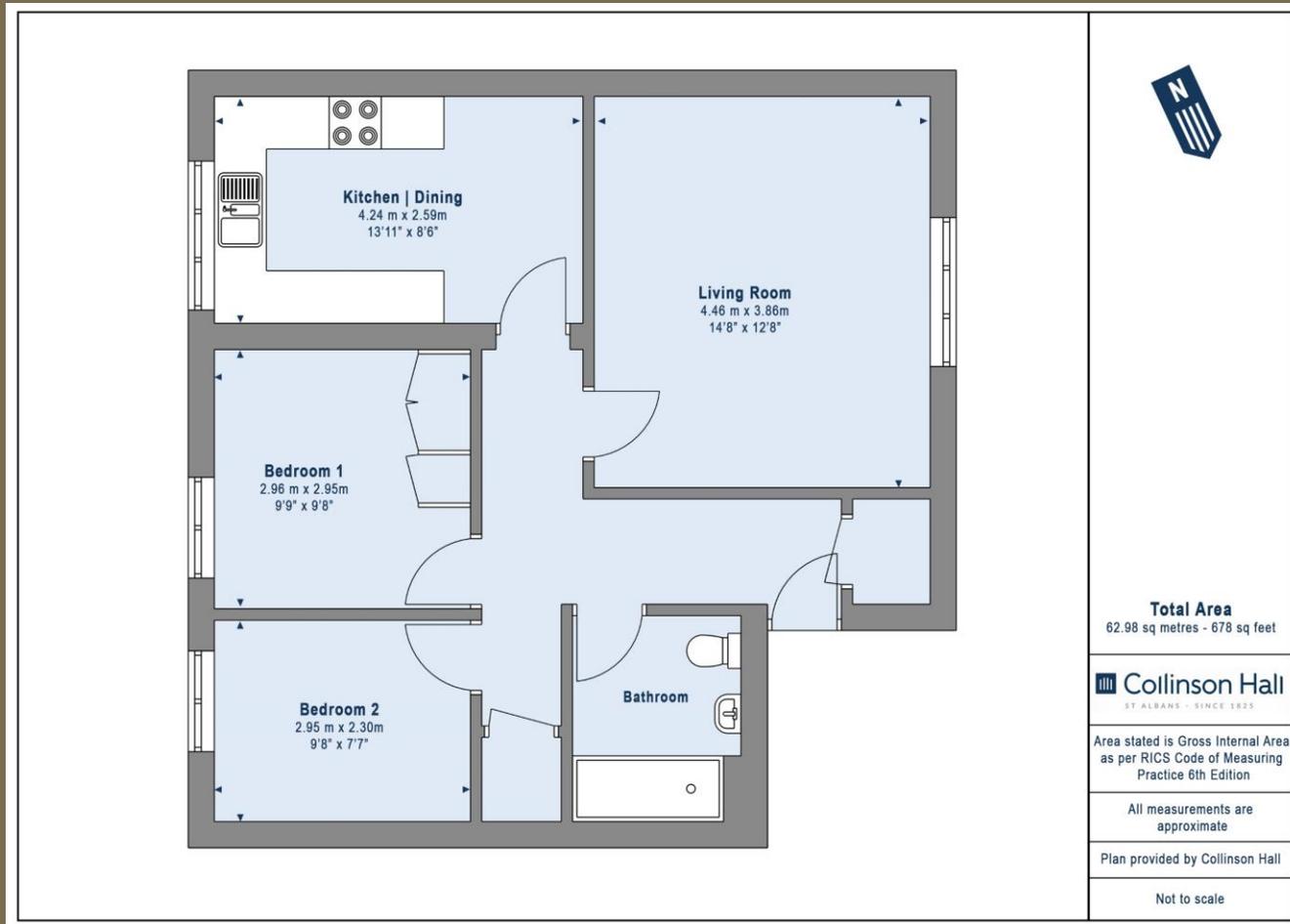
Bedroom 2 2.95m x 2.30m (9'8" x 7'7").

Bathroom

Allocated Parking

Communal Grounds





**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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