





Set within a select GATED DEVELOPMENT this fine apartment, offered with NO UPPER CHAIN is perfectly positioned for convenient access to St Albans vibrant city amenities, mainline station, Verulamium Park with its STUNNING GROUNDS and lake and St. Albans Abbey.

Guide Price: £425,000

Set on the first floor, this impressive apartment offers over 800 sq. ft. of beautifully presented living space. The home features two generous double bedrooms, each with fitted wardrobes, while the principal bedroom enjoys the added luxury of an en-suite. A bright and airy lounge provides stunning views across the park, creating the perfect spot to relax, while the spacious kitchen/breakfast room is ideal for both everyday living and entertaining. Outside, residents benefit from allocated parking and access to communal grounds.

EPC Rating: B 83

Council Tax Band: E

Lease Information: 125 years from 1 September 2004, 104 years remaining.



Entrance Hall

Living/Dining Room 4.49m x 4.08m (14'9" x 13'5").

Kitchen 3.79m x 2.78m (12'5" x 9'1").

Bedroom 1 3.73m x 3.67m (12'3" x 12').

Ensuite Bathroom

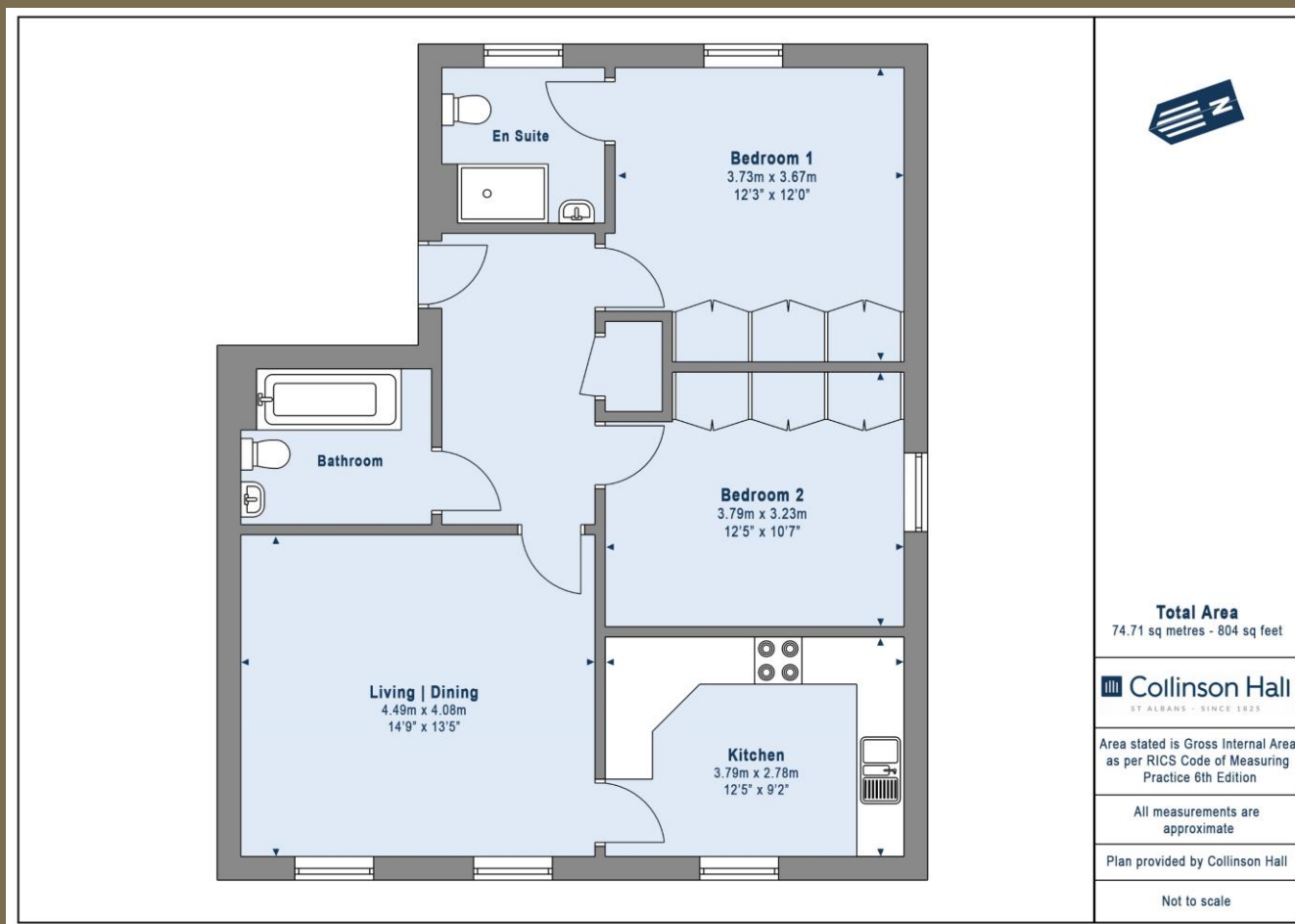
Bedroom 2 3.79m x 3.23m (12'5" x 10'7").

Bathroom

Communal Grounds

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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