









**A fantastic TWO DOUBLE BEDROOM, ground floor apartment with the added benefit of its own PRIVATE ENTRANCE, situated within a SOUGHT AFTER DEVELOPMENT and within approximately 1 mile from St Albans city centre and within WALKING DISTANCE to the mainline railway STATION.**

**Guide Price: £450,000**

Nestled in a quiet residential area, this modern ground-floor apartment offers a perfect blend of comfort and convenience. The property boasts a spacious hallway with good storage, two well-appointed bedrooms with an en-suite to the main bedroom, a spacious open-plan living room featuring a fully equipped modern kitchen, and a stylish bathroom. The highlight of this residence is the direct access from the lounge to beautifully landscaped communal gardens, providing a tranquil setting to relax and unwind. Residents can also benefit from allocated parking spaces, always ensuring hassle-free parking. With its contemporary design, convenient location and benefits from a long lease with 107 years remaining, this apartment presents an ideal opportunity for first-time buyers, young professionals, or investors looking to expand their portfolio.

EPC Rating: C 79  
Council Tax Band: E



Entrance Hall

Kitchen/Dining/Living 6.45m x 4.00m (21'2" x 13'1").

Bedroom 1 4.88m x 2.92m (16' x 9'7").

Ensuite Bathroom

Bedroom 2 3.44m x 2.98m (11'3" x 9'9").

Bathroom

Communal Grounds

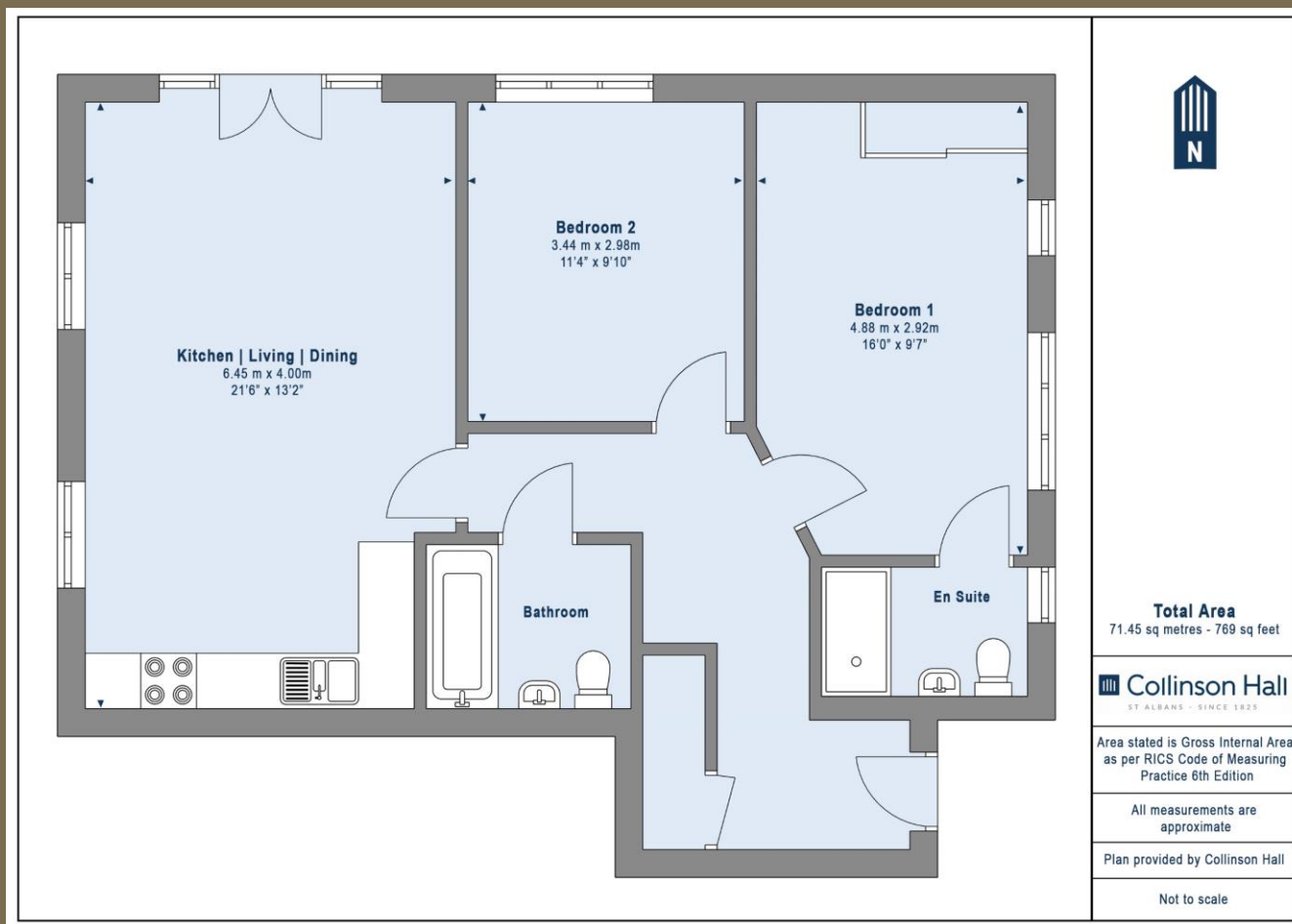
Allocated Parking











#### 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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