





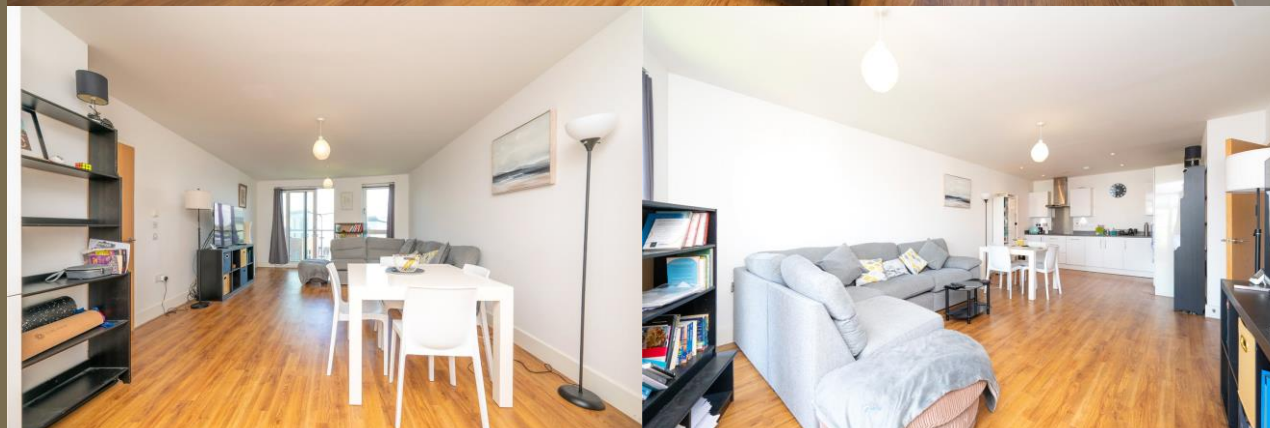


Opus House is a **STRIKING AND CONTEMPORARY** building situated within one of St Albans' **MOST DESIRABLE MODERN DEVELOPMENTS**. Perfectly positioned just moments from St Albans City Station, this fourth-floor apartment combines **STYLE, SPACE, AND CONVENIENCE** in equal measure.

**Offers Over: £475,000**

Located on the fourth floor of this iconic development, this beautifully designed apartment offers 884 square feet of stylish, light-filled living space. The layout is ideal for modern lifestyles, featuring two spacious double bedrooms, including a serene principal suite with luxurious en-suite, a sleek open-plan kitchen and lounge perfect for entertaining, a contemporary main bathroom, and a generous private balcony terrace. With secure underground parking and offered chain-free, this is a rare opportunity to enjoy effortless city living just moments from the heart of St Albans.

EPC Rating: C 76  
Council Tax Band: D









Entrance Hall

Storage

Kitchen/Living/Dining  $8.65m \times 4.10m$  (28'5" x 13'5").

Bedroom 1  $5.92m \times 2.75m$  (19'5" x 9').

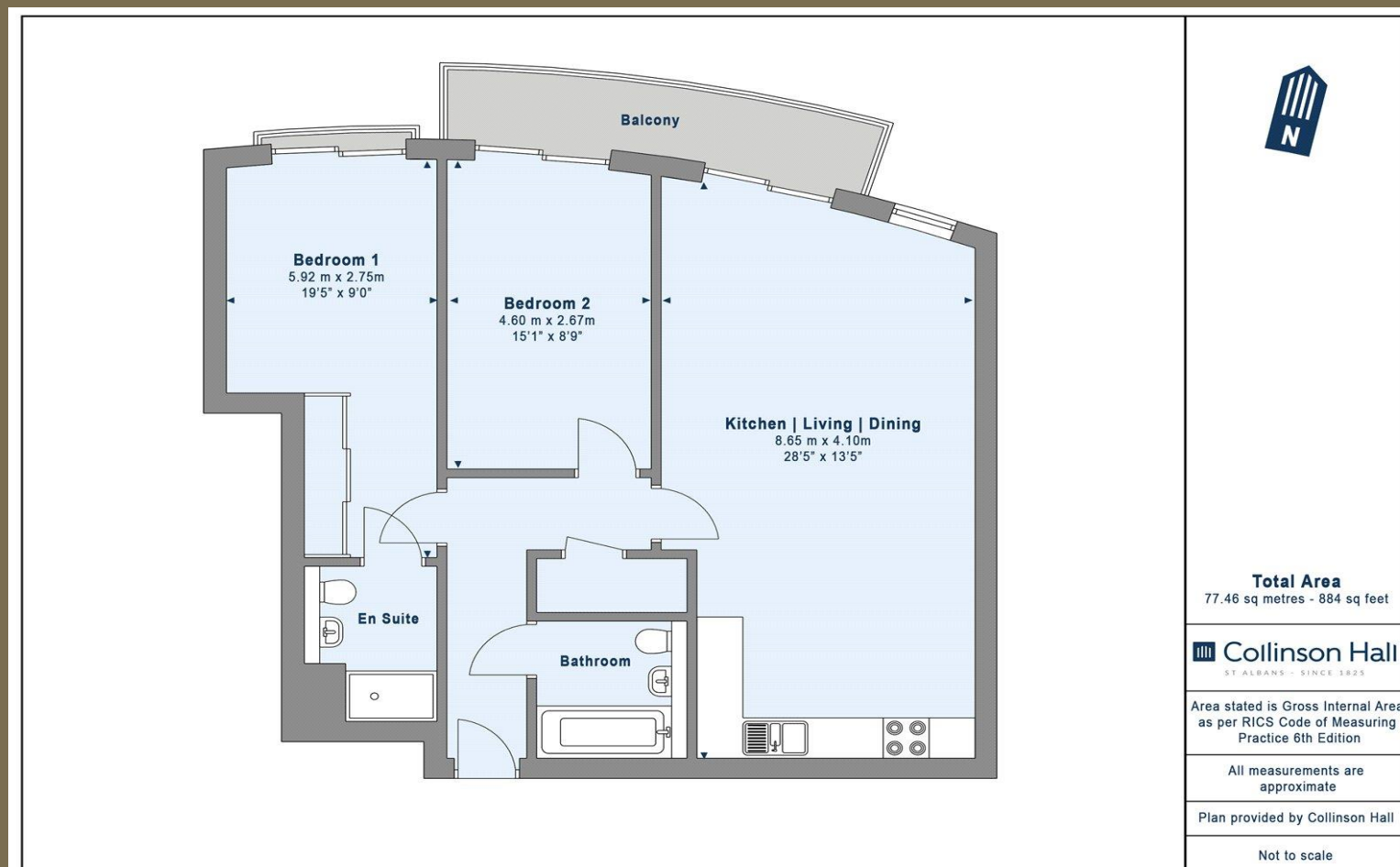
Ensuite Bathroom

Bedroom 2  $4.60m \times 2.67m$  (15'1" x 8'9").

Bathroom

Balcony





#### 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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