







**A beautifully presented TWO DOUBLE BEDROOM APARTMENT** positioned in an **EXCLUSIVE, GATED DEVELOPMENT** located in central St. Albans with easy access to the Cities amenities, bars and restaurants and St. Albans mainline station with fast and regular service to London St. Pancras.

**Guide Price: £425,000**

This top floor apartment forms part of a prestigious Victorian Hat Factory converted into a luxury gated development. The property offers light and airy living space with spacious lounge with tall ceilings, two generous bedrooms with en-suite bathroom to the principle room and additional shower cloakroom. The kitchen is modern and well equipped and the property benefits from secure underground parking.

EPC Rating: C 75

Council Tax Band: D

Lease Information: 999 years from 1 January 1998, with 972 years remaining.





Entrance Hall

Living/Dining 4.48m x 3.27m (14'8" x 10'9").

Kitchen 2.89m x 2.20m (9'6" x 7'3").

Bedroom 1 3.78m x 3.62m (12'5" x 11'11").

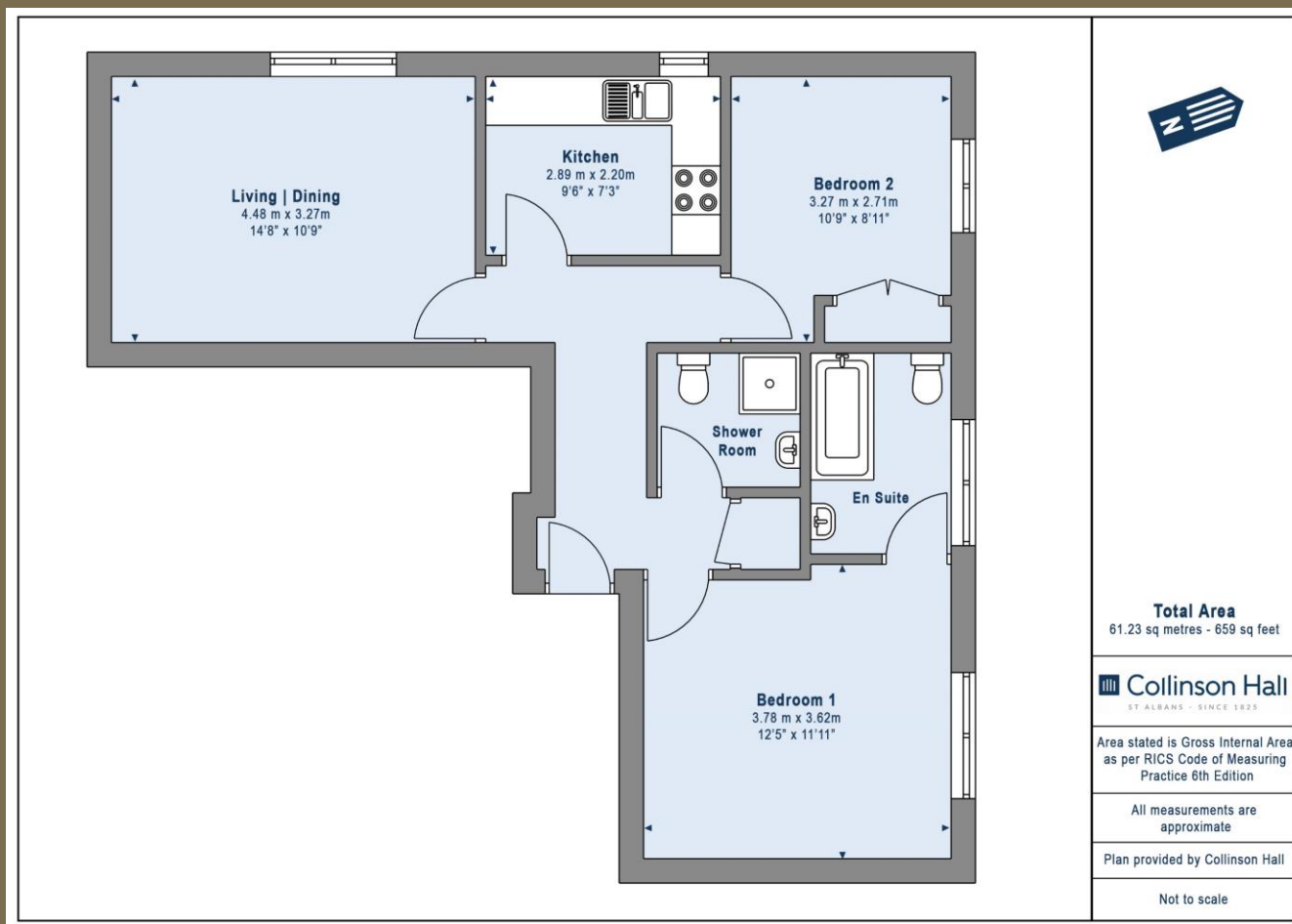
Ensuite Bathroom

Bedroom 2 3.27m x 2.71m (10'9" x 8'11").

Bathroom

Underground 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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