





Set behind an **EXCLUSIVE GATED DEVELOPMENT** within the heart of St. Albans City Centre this fabulous **TWO BEDROOM APARTMENT** is indeed a rare find. With over 780 square feet of living space this **GROUND FLOOR APARTMENT** is one of a very few with its' own private entrance.

Guide Price: £450,000

On entry you are greeted with a spacious hallway leading to an inner lobby accessing a spacious lounge with triple windows providing views across the cobbled main square. The two bedrooms are located to the rear, providing tranquil and private sleeping quarters with an en-suite to the principal room and wardrobe space for both. There is a main family bathroom along with a modern fitted kitchen, and this particular apartment has the added benefit of two secure parking spaces and over 970 years remaining on the lease.

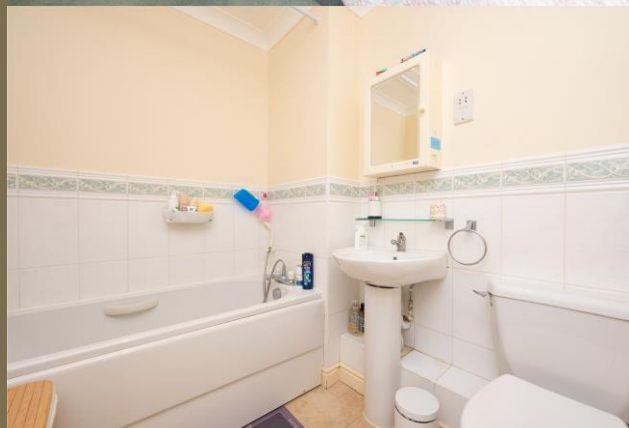
EPC Rating: C 76

Council Tax Band: D

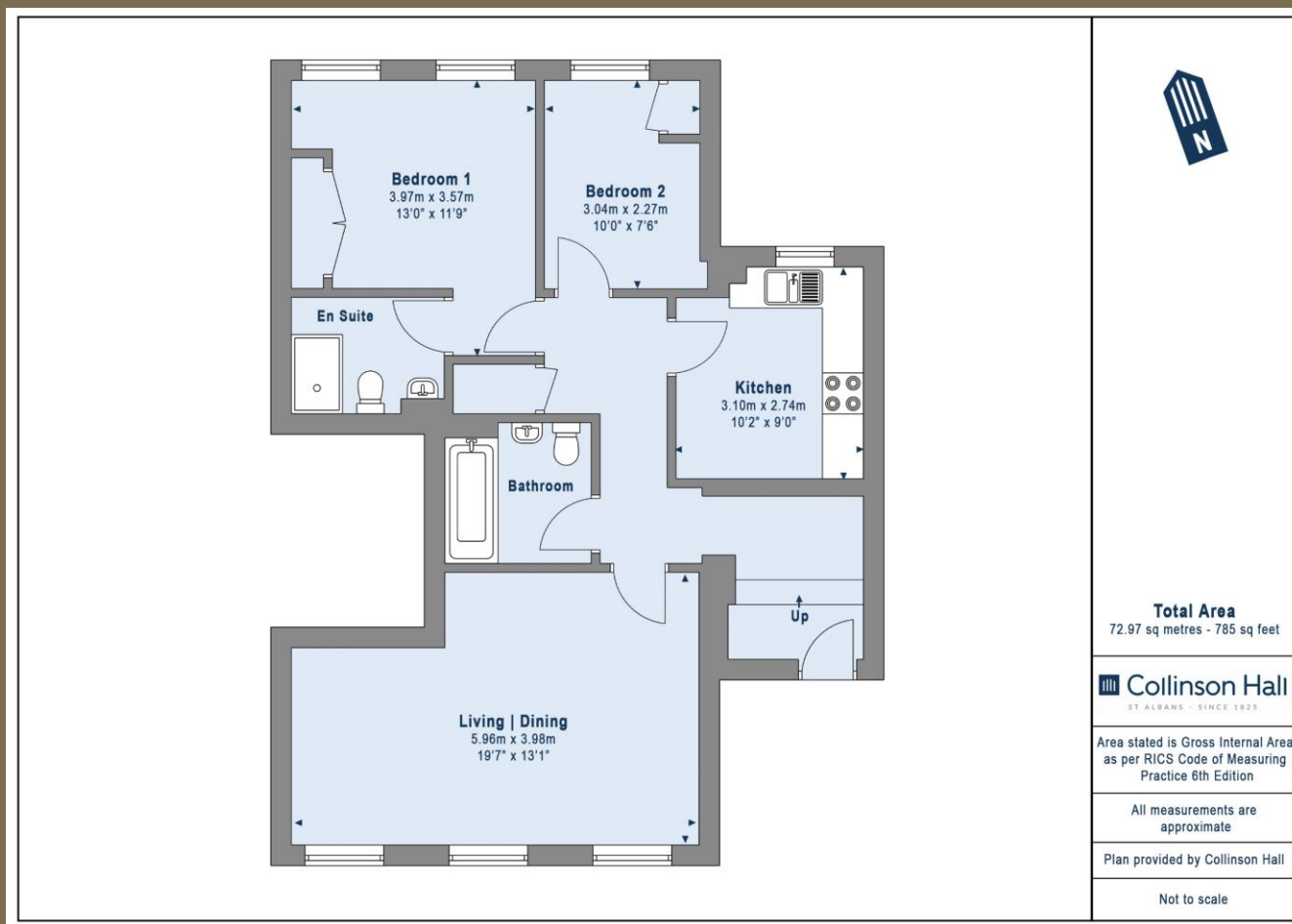
Lease Information: 999 years from 1st January 1998, 972 years remaining.



**Collinson
Hall**







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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