





Positioned on the first floor of this sought-after development of stylish apartments, this **SPACIOUS ONE BEDROOM** abode offers generous living space, beautifully arranged and presented. Situated within a **MODERN STYLISH DEVELOPMENT**, this apartment is walking distance to **BOTH ST. ALBANS STATIONS** and benefits from a **LONG LEASE** and **LIFTS TO ALL FLOORS**.

Guide Price: £280,000

On entry there is a large and inviting foyer with seating areas to catch up, a concierge desk and secure post boxes with lifts serving all floors. The property is beautifully presented and enjoys a generous level of natural light throughout. The main living space provides comfortable surroundings with ample space for dining as well as relaxing and offers a modern equipped kitchen with fitted oven, hob, washing machine and fridge/freezer. The bedroom is a good size double with ample space for wardrobes and the bathroom is finished to a high standard and fully tiled. A great first purchase or investment opportunity for those looking for convenient and hassle-free living close to both City Centre amenities and mainline station to London St. Pancras.

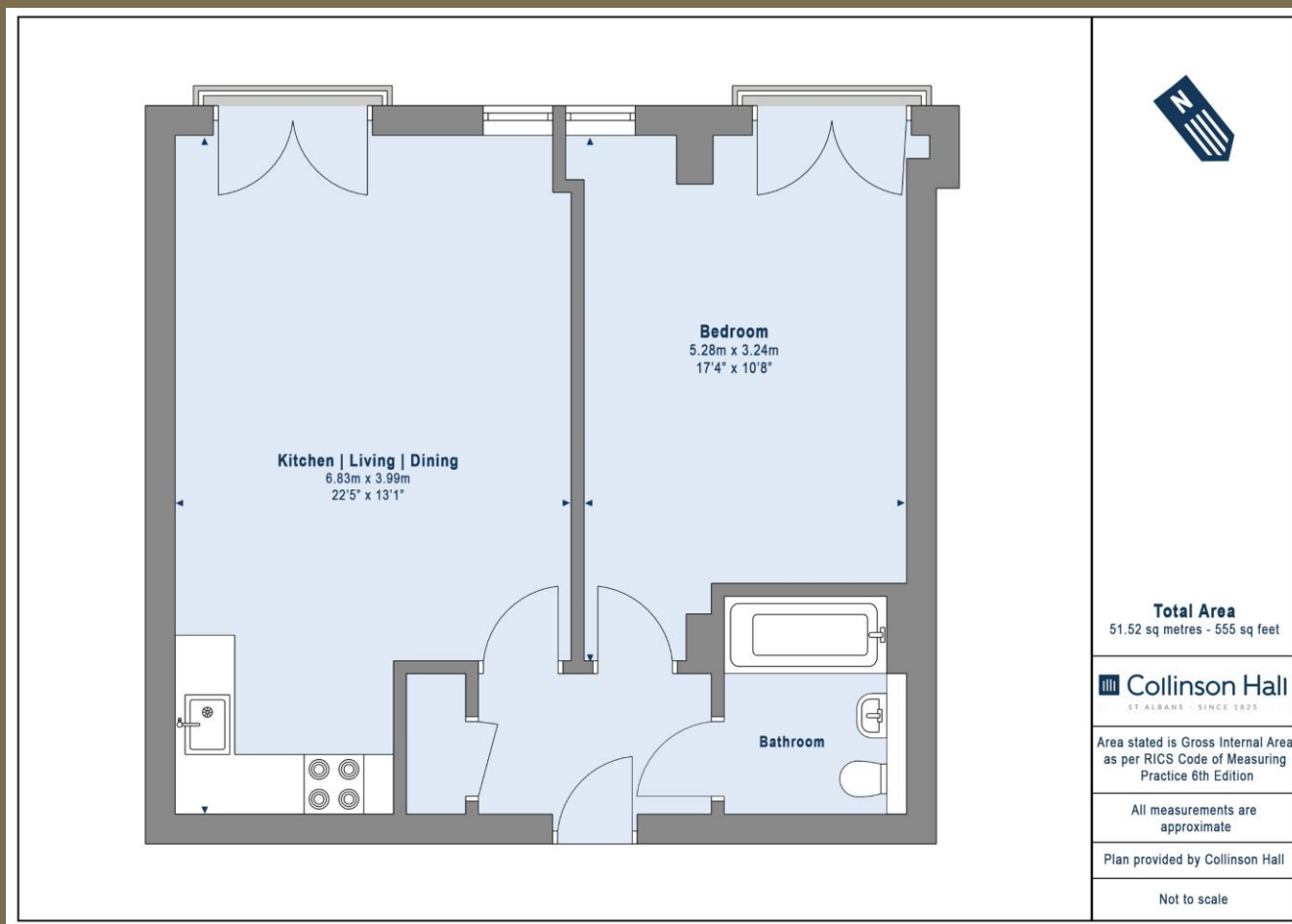
EPC Rating: TBC

Council Tax Band: C

Lease Information: 125 years from 1 January 2017, 116 years remaining.







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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