





**This SPACIOUS and IMMACULATELY PRESENTED first-floor apartment is set in the heart of the ever-popular PARK STREET VILLAGE. Residents benefit from OFF-STREET PARKING and shared use of a charming lawned garden, perfect for enjoying the outdoors. Park Street provides a friendly village atmosphere with a RANGE OF LOCAL SHOPS and amenities, while the vibrant city of St Albans, with its extensive shopping, dining, and leisure facilities, is just a short distance away.**

**Guide Price: £285,000**

The property offers approximately 581 sq. ft. of beautifully presented accommodation, finished to a high standard with quality fixtures and fittings throughout. A bright and welcoming entrance hall with entry phone system leads into a spacious double bedroom, complete with built-in wardrobe and stylish décor, alongside a luxury refitted shower room. The generous living area flows into a sleek, modern fitted kitchen, creating a contemporary and open-plan feel. Designed with both comfort and style in mind, this stunning home combines a modern, premium finish with everyday practicality. Outside, the property benefits from an allocated parking space.

**EPC Rating: C 80**

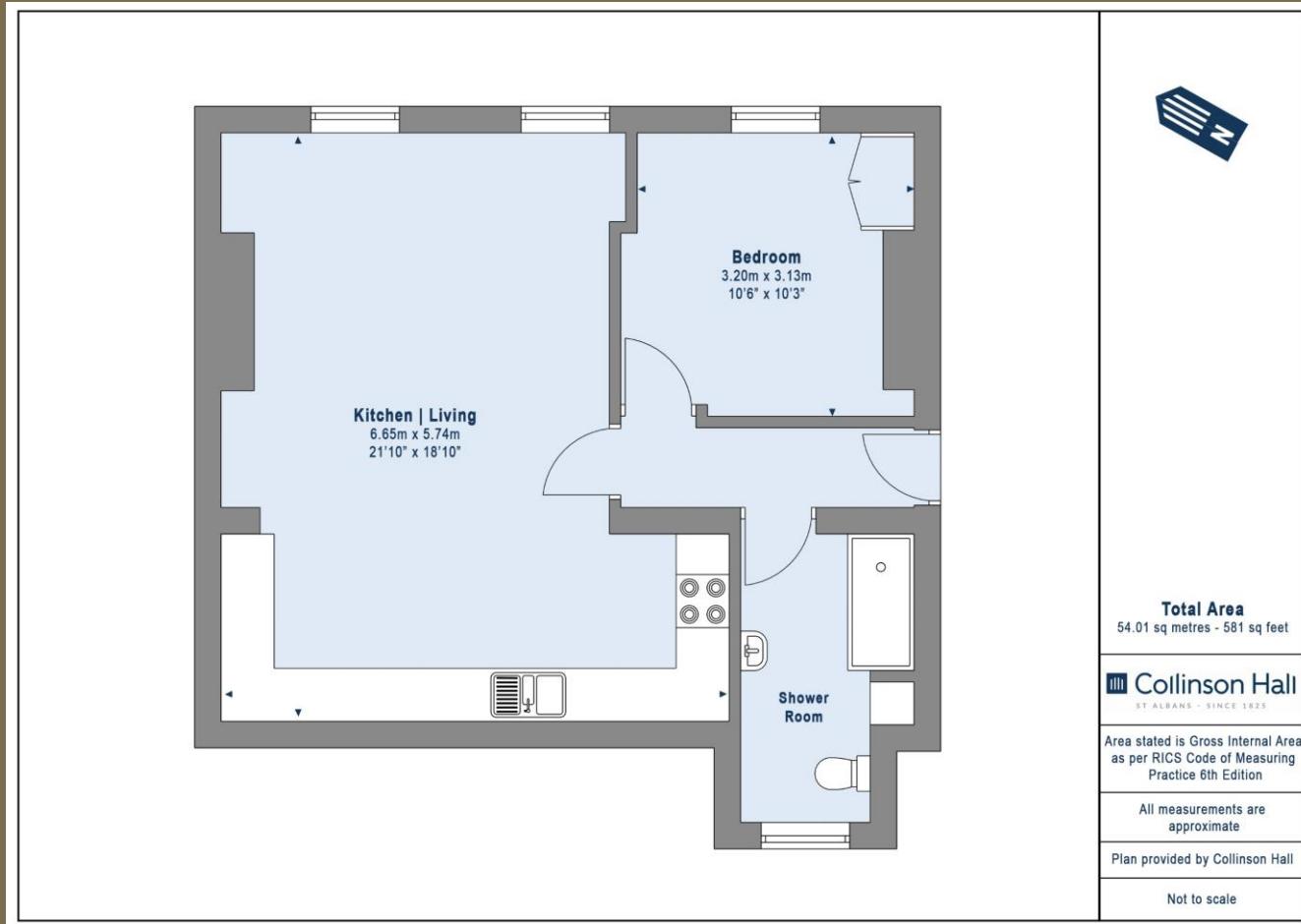
**Council Tax Band: B**

**Lease Information:** 125 years commencing on and including 29 September 2010, with 110 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.

