





A CHAIN FREE TOP-FLOOR one-bedroom apartment, benefitting from a superb WRAP-AROUND BALCONY with far-reaching views across St Albans. Set within a MODERN DEVELOPMENT, the property is ideally positioned just a short walk from St Albans Thameslink Station and the vibrant City Centre.

Offers Over: £300,000

This stylish top-floor apartment offers an open-plan living space with a modern fitted kitchen, a generous double bedroom with 'Jack & Jill' bathroom, and the rare benefit of a fabulous wrap-around balcony terrace, accessible via double doors from both the bedroom and the lounge. The property also provides secure underground parking, and benefits from a long lease.

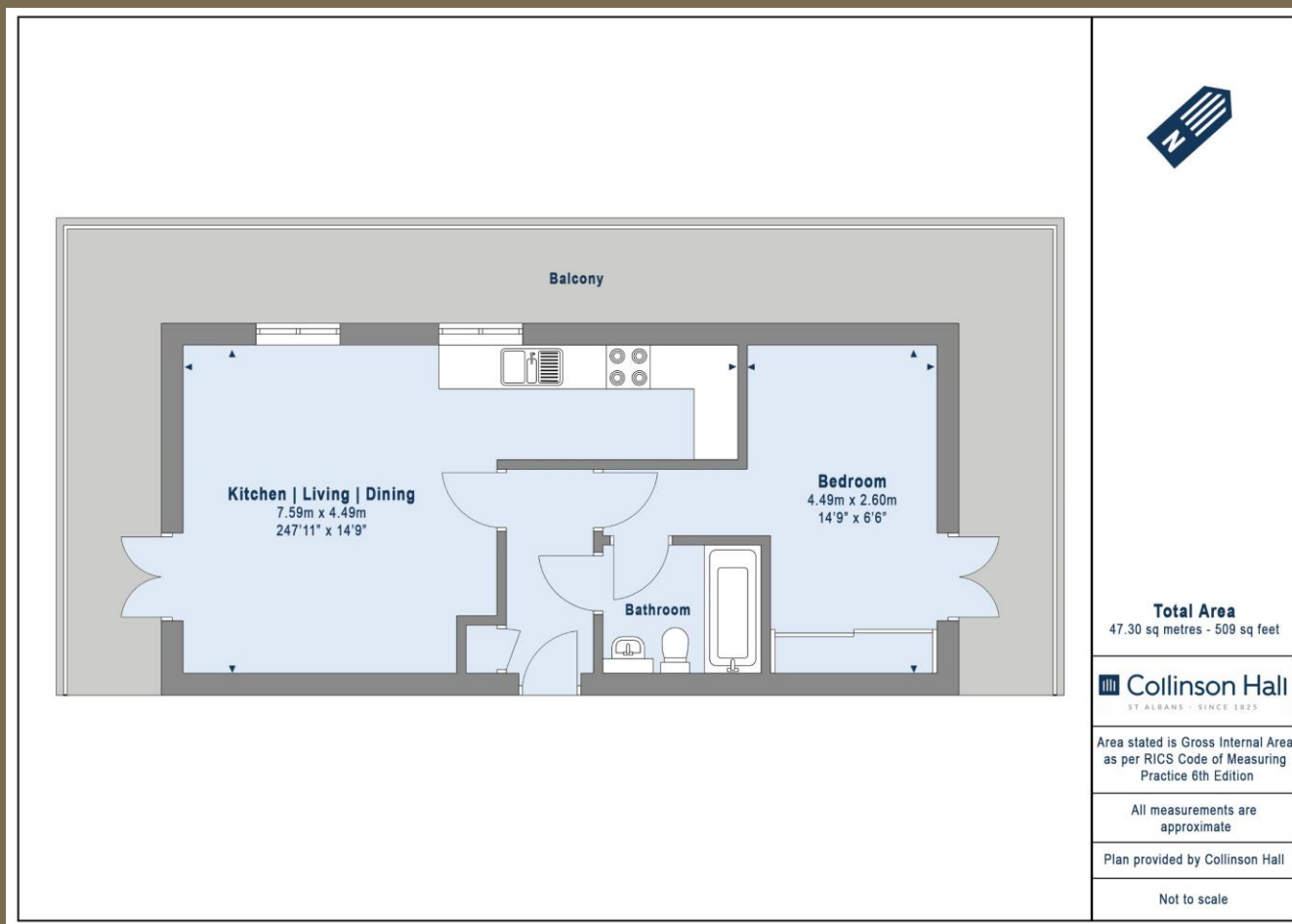
EPC Rating: TBC

Council Tax Band: C

Lease Information: 999 years from 1 January 2006, with 979 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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