





This well-presented TWO-DOUBLE-BEDROOM APARTMENT combines comfort and convenience, BENEFITING FROM RESIDENTS' PARKING and a prime location within easy reach of local amenities and the vibrant St Albans City Centre.

Offers Over: £300,000

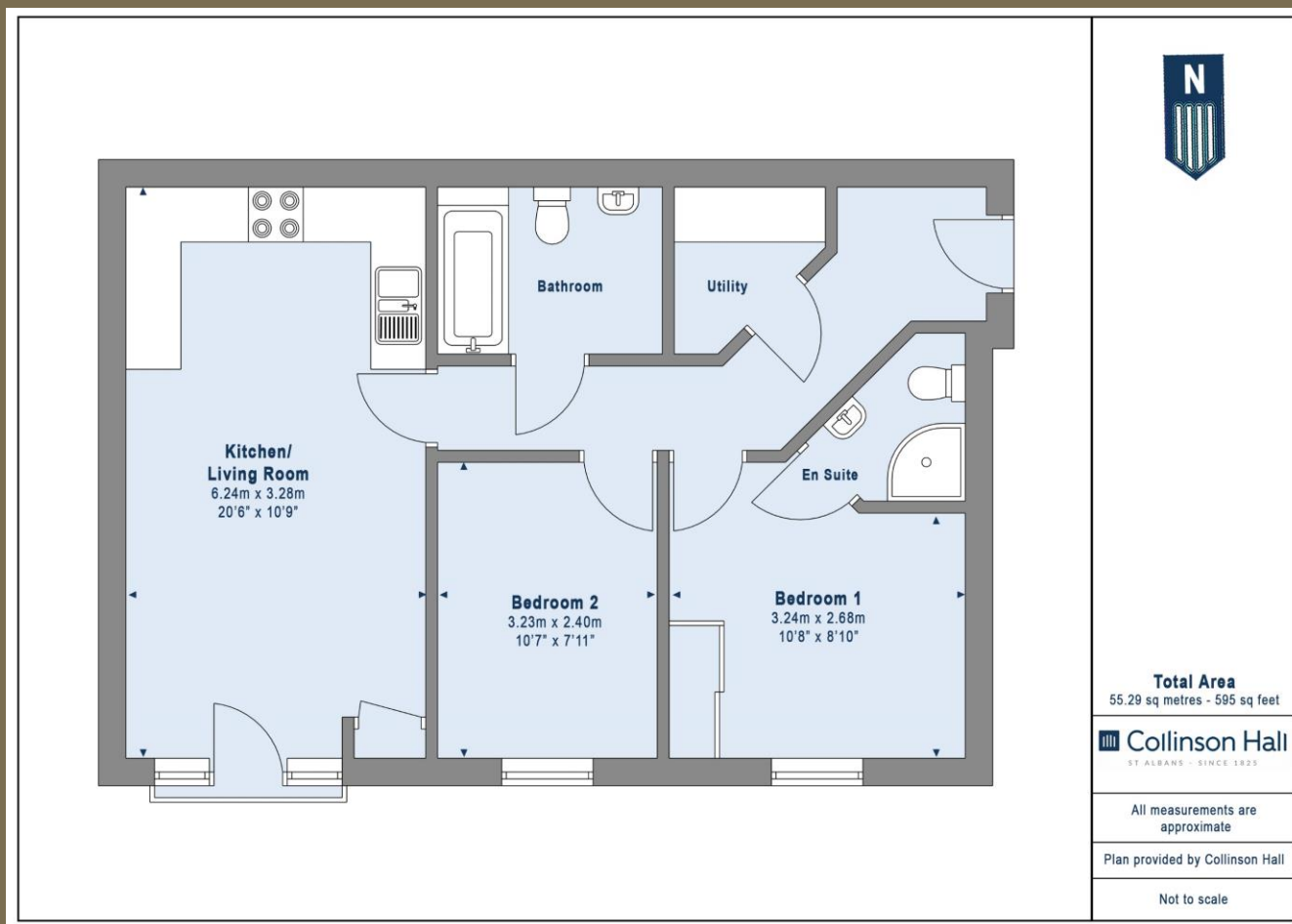
This spacious property offers stylish and well-proportioned living throughout. At its heart is a modern open-plan kitchen/living room with patio doors that flood the space with natural light. There are two generous bedrooms, including a principal bedroom with a contemporary en suite shower room, and a further family bathroom. Positioned close to excellent amenities and the City Centre, the property combines comfort and convenience, making it an excellent choice for modern living.

EPC Rating: C 80

Council Tax Band: D

Lease Information: 150 years from 6 December 2005, with 130 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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