





A STYLISH AND CONTEMPORARY two-bedroom split-level apartment, beautifully presented and featuring **UNDERGROUND PARKING**, two **PRIVATE TERRACES**, and smart home technology. Residents also enjoy access to the stunningly landscaped Garden Square. Set within the **AWARD-WINNING GABRIEL SQUARE DEVELOPMENT**, the property is ideally located close to the vibrant city centre and just a short walk from the mainline railway station.

Guide Price: £700,000

The upper ground floor features a bright and spacious living room, benefitting from high ceilings and full-height windows that fill the space with natural light. The adjoining kitchen and dining area occupies the level above, opening onto a private balcony. The kitchen is fitted with sleek, contemporary cabinetry, high-spec integrated appliances, and ample space for dining and entertaining. On the lower ground floor, there are two generous double bedrooms, each offering excellent proportions and versatility. The principal bedroom enjoys access to a private courtyard, a bank of fitted wardrobes, and a stylish en suite shower room. The second bedroom is equally spacious and complemented by a modern family bathroom. A large utility cupboard provides additional storage and could be repurposed as a compact home office if desired. Finished to a high standard, this home features underfloor heating throughout, engineered oak flooring, luxurious carpeting in bedrooms, and modern tiling to bathrooms. Located within the prestigious Gabriel Square development, residents benefit from access to beautifully landscaped communal gardens and secure underground parking.

EPC Rating: B 83

Council Tax Band: E

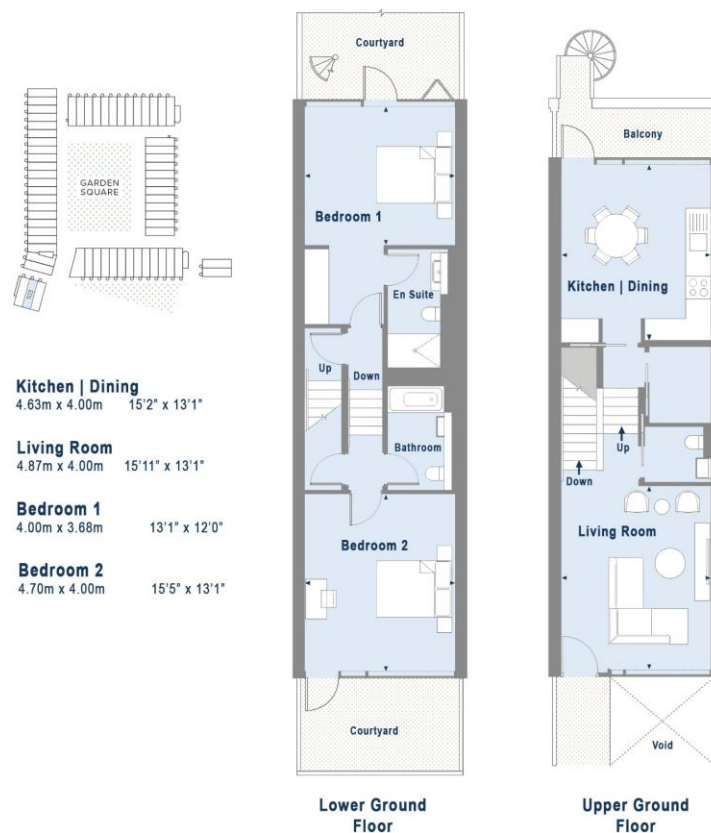
Lease Information: 999 years from 1 January 2017, 990 years remaining.











Total Area
112 sq metres - 1,206 sq feet

Collinson Hall
ST ALBANS - SINCE 1825

Area stated is Gross Internal Area
as per RICS Code of Measuring
Practice 6th Edition

All measurements are
approximate

Plan provided by Collinson Hall

Not to scale

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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City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk