





Offering **PRIVATE OUTDOOR SPACE** and a **WELL-DESIGNED INTERIOR** layout, this well-appointed two double bedroom, two-bathroom apartment also benefits from **PRIVATE PARKING**. Ideally located on Hatfield Road, within a **SHORT WALKING DISTANCE OF THE MAINLINE STATION** and a range of shops and local amenities, this larger-than-average apartment, would make an **EXCELLENT PURCHASE**.

Offers Over: £350,000

This light and spacious two-bedroom ground floor apartment offers well-balanced accommodation along with a private outdoor patio and allocated parking. The property features a generous open-plan kitchen, living and dining area, creating a bright and versatile space ideal for both relaxing and entertaining. The modern kitchen is thoughtfully arranged with ample storage and workspace. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, while the second bedroom is served by a contemporary family bathroom. Additional benefits include a welcoming entrance hall with useful storage and access to a private, south facing patio area, perfect for outdoor seating. This attractive apartment would make an ideal purchase for first-time buyers, downsizers or investors alike.

EPC Rating: D 61

Council Tax Band: D

Lease Information: 155 years from 24 June 2006, with 135 years remaining.



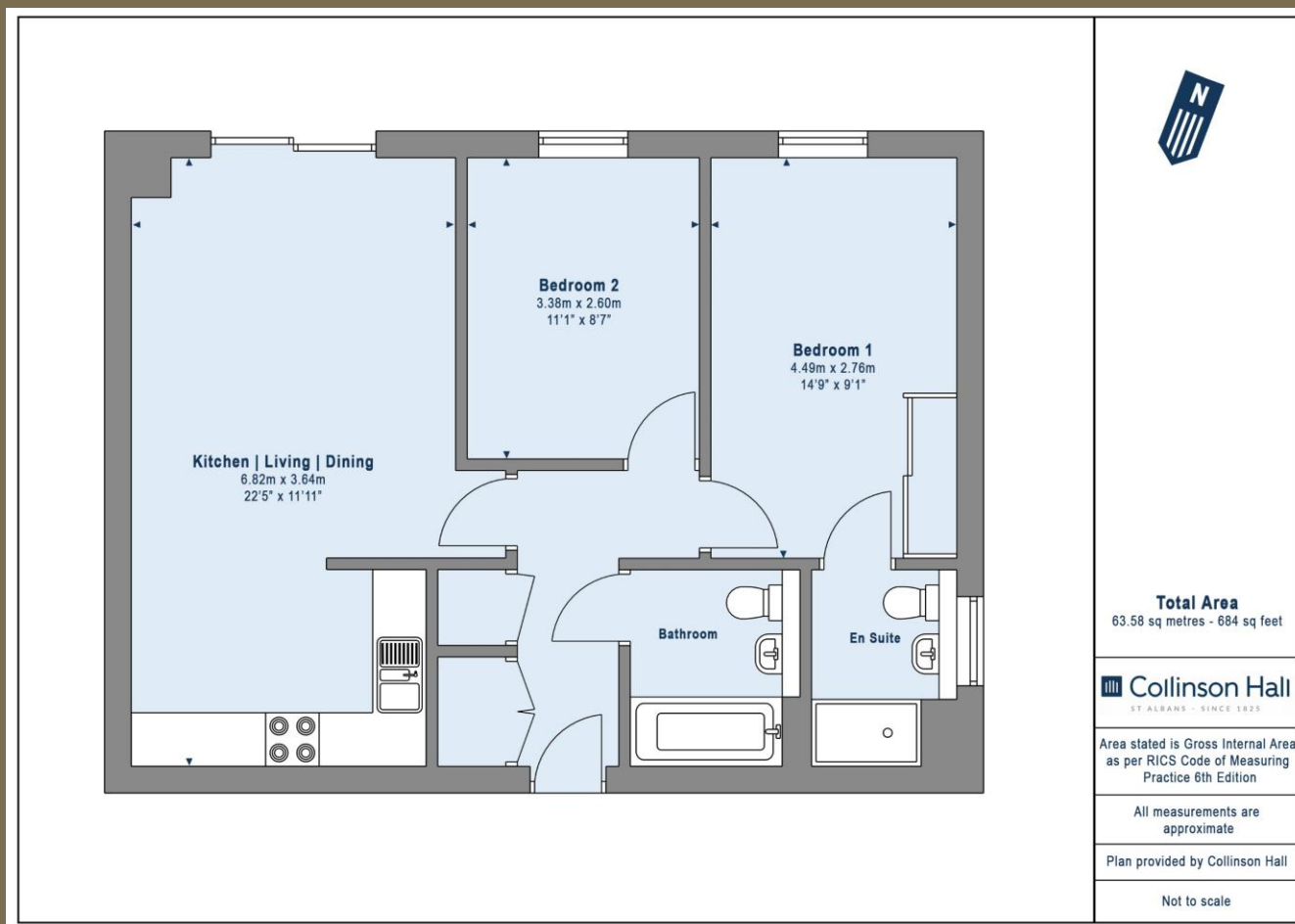






Room for Dessert

PAPA JOHN'S
BETTER INGREDIENTS
BETTER PIZZA



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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