





**A SUPERB OPPORTUNITY to purchase a MUCH IMPROVED, ground floor apartment set within a SMALL DEVELOPMENT close to St. Albans mainline station with fast and regular access to London St. Pancras and CLOSE TO EXCELLENT AMENITIES.**

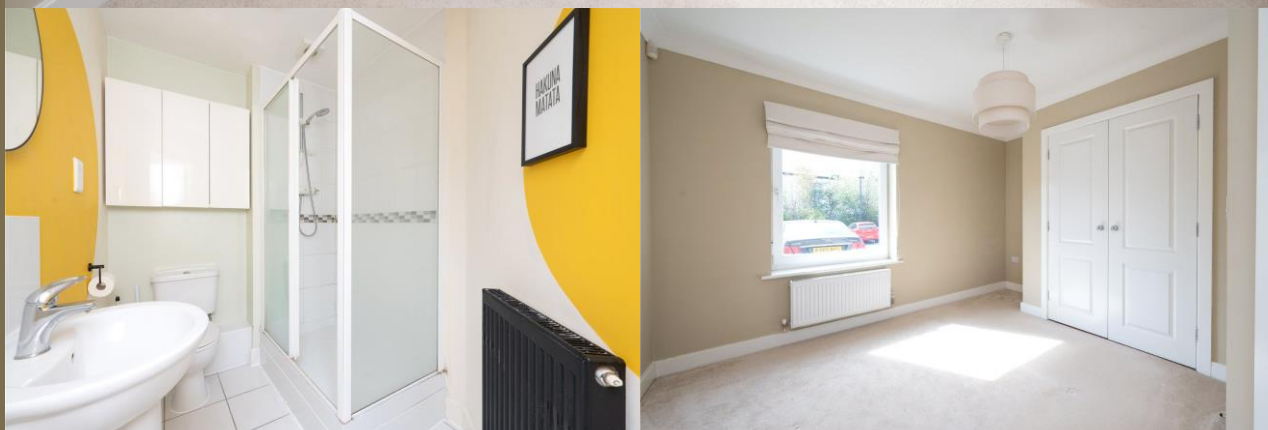
**Offers Over: £350,000**

This spacious apartment is presented in excellent condition throughout and benefits from a superb re-fitted kitchen with fitted appliances and ample space for a dining table. The kitchen is separate from the lounge which offers a great amount of space. In total there is over 720 square feet of living space and includes a spacious entrance hall with plenty of storage, two double bedrooms with en-suite to the principle room and family bathroom. The grounds are well maintained with communal lawns and landscaping and a conveniently allocated parking space directly outside the main entrance. Offered with no upper chain and currently vacant this is a super buy and one not to be missed.

EPC Rating: C 79

Council Tax Band: C

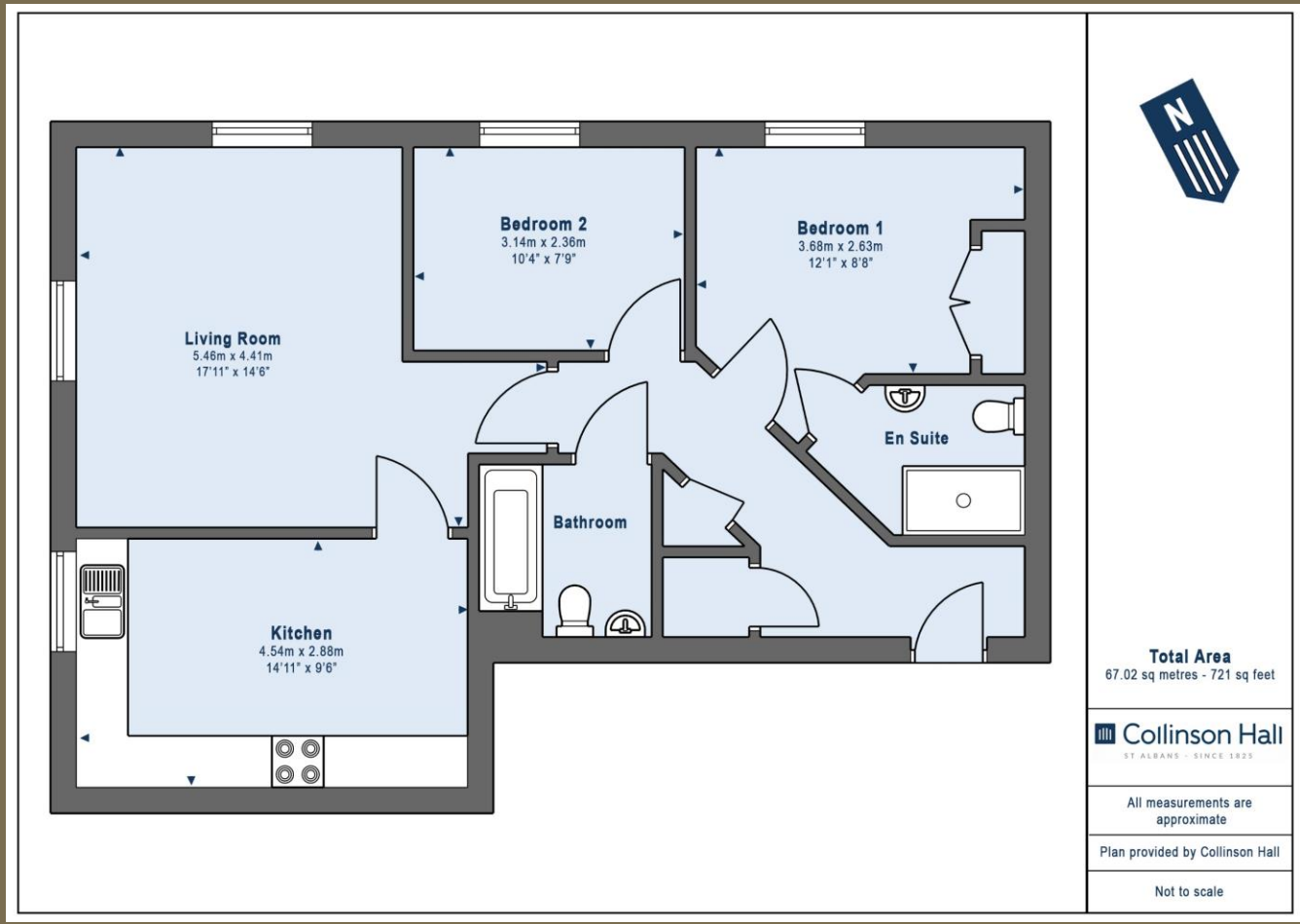
Lease Information: 125 years from January 2005, with 103 years remaining.











**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.



collinsonhall.co.uk

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