





A MODERN AND WELL-PROPORTIONED studio apartment with designated OFF-STREET PARKING, featuring contemporary fittings throughout. Ideally located in a SOUGHT-AFTER AREA CLOSE to excellent primary and secondary schools, as well as a range of local amenities.

Offers Over: £160,000

A well-presented ground-floor studio apartment offering thoughtfully arranged and easy-to-maintain accommodation. The property features a bright, spacious studio with a charming bay window that provides excellent natural light, creating a comfortable living and sleeping area with space for dining or a small workspace, if required. Positioned just off the main room is a compact, well-planned kitchen, fitted to provide practical storage and workspace while remaining neatly separated from the living area.

To the rear, there is a separate shower room comprising a shower enclosure, wash basin and WC. Externally, the property benefits from the rare advantage of an off-street designated parking space.

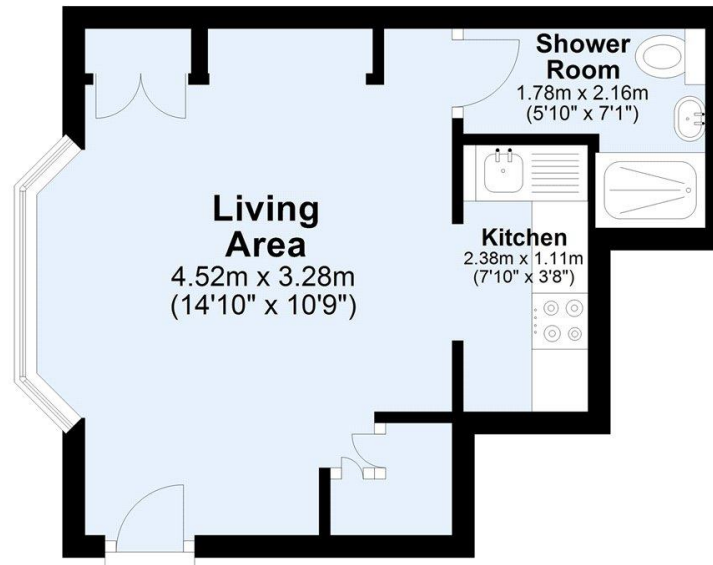
Council tax: A

EPC rating: D 58

Lease Information: Lease started on 05/12/2018 with 116 years remaining.







Ground Floor
21.2 sq meters - 227.9 sq feet

Total Area
21.2 sq meters - 227.9 sq feet

Collinson Hall
ST ALBANS - SINCE 1825

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

