





A fabulous EXECUTIVE GROUND FLOOR APARTMENT forming part of a prestigious contemporary parkland development located in the heart of **ST. ALBANS CITY**, within 0.4 miles from the **MAINLINE RAILWAY STATION** and a short stroll to the **CITY CENTRE** and its excellent shopping and leisure facilities.

Guide Price: £325,000

This high specification property includes a living room with balcony, open plan kitchen with integrated appliances, one double bedroom and a stylish bathroom. Externally, there are well-tended communal gardens, one allocated underground parking space and a resident's gymnasium.

This property is ideally positioned within walking distance of both the mainline station and St Albans city centre.

EPC Rating:

Council Tax Band: C

Lease Information: 130 years from 1 January 2008, 113 years remaining.





Entrance Hall

Living Room 4.47m x 2.95m (14'8" x 9'8").

Kitchen/Dining 4.27m x 3.50m (14' x 11'6").

Bedroom 3.98m x 2.99m (13'1" x 9'10").

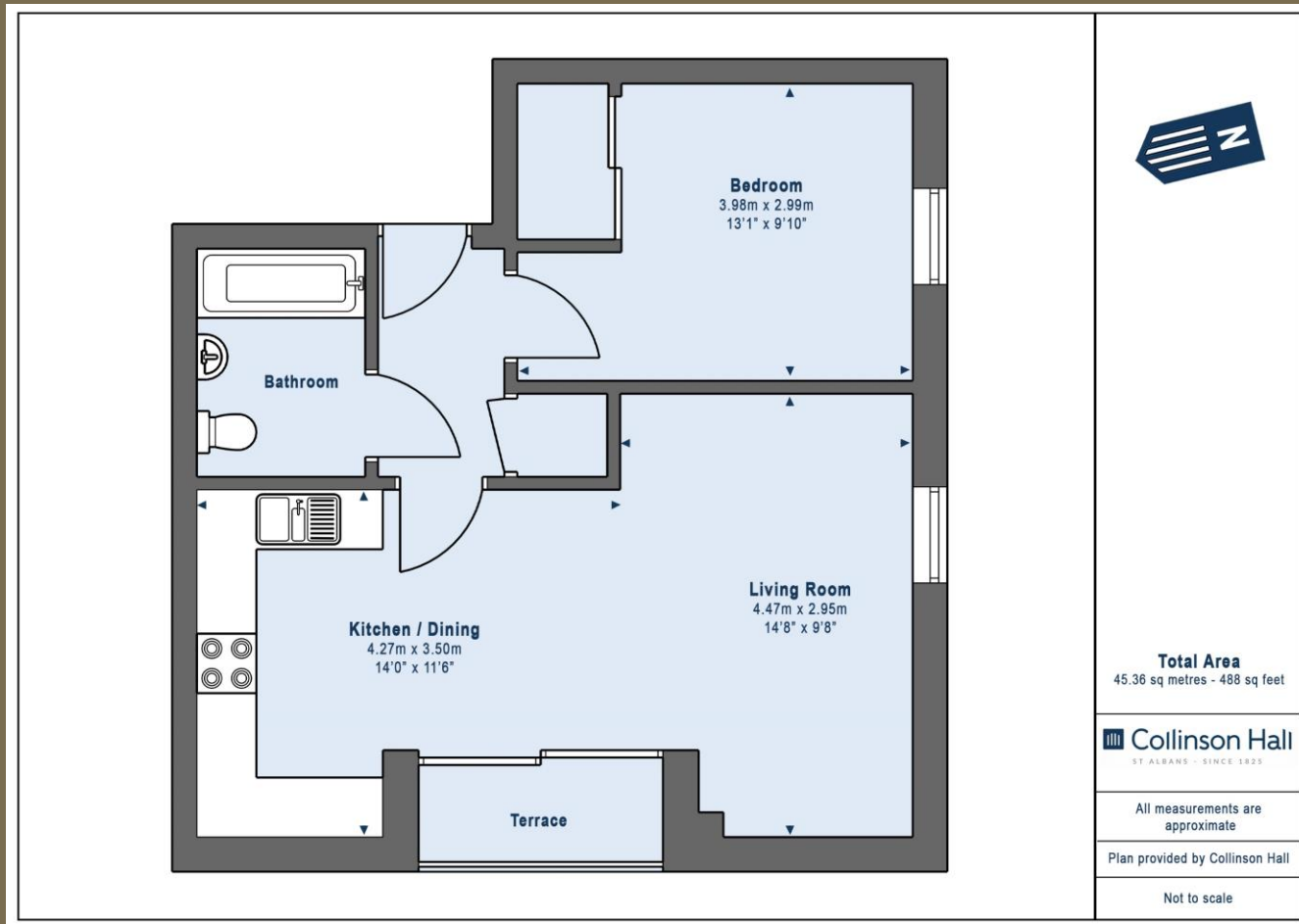
Bathroom

Terrace

Allocated Parking

Residents Gymnasium





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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