



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

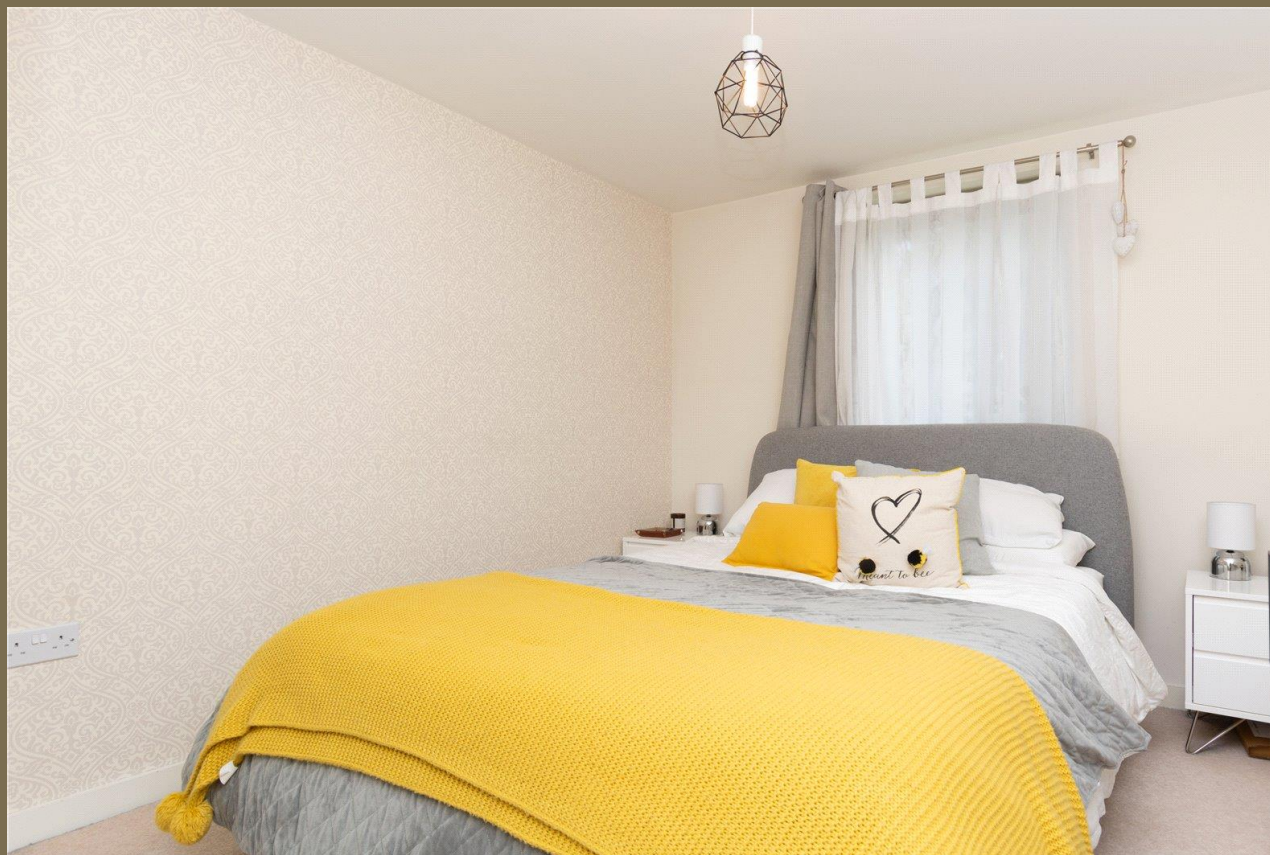
Guide Price: £300,000

Benefiting from a prime and central location, this spacious ground floor apartment offers stylish furnishings and a generous sense of space throughout. The accommodation comprises an entrance hall with built-in storage, leading to a beautifully presented open-plan living area that provides access to a private terrace. The modern kitchen and dining area feature contemporary finishes and a full range of integrated appliances. The generously sized bedroom includes fitted wardrobes, while the sleek, modern bathroom completes the property. This apartment also has access to a residents-only gymnasium and an allocated, secure underground parking space.

EPC Rating: C 77

Council Tax Band: C

Lease Information: 130 years from 1 January 2008, with 112 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").

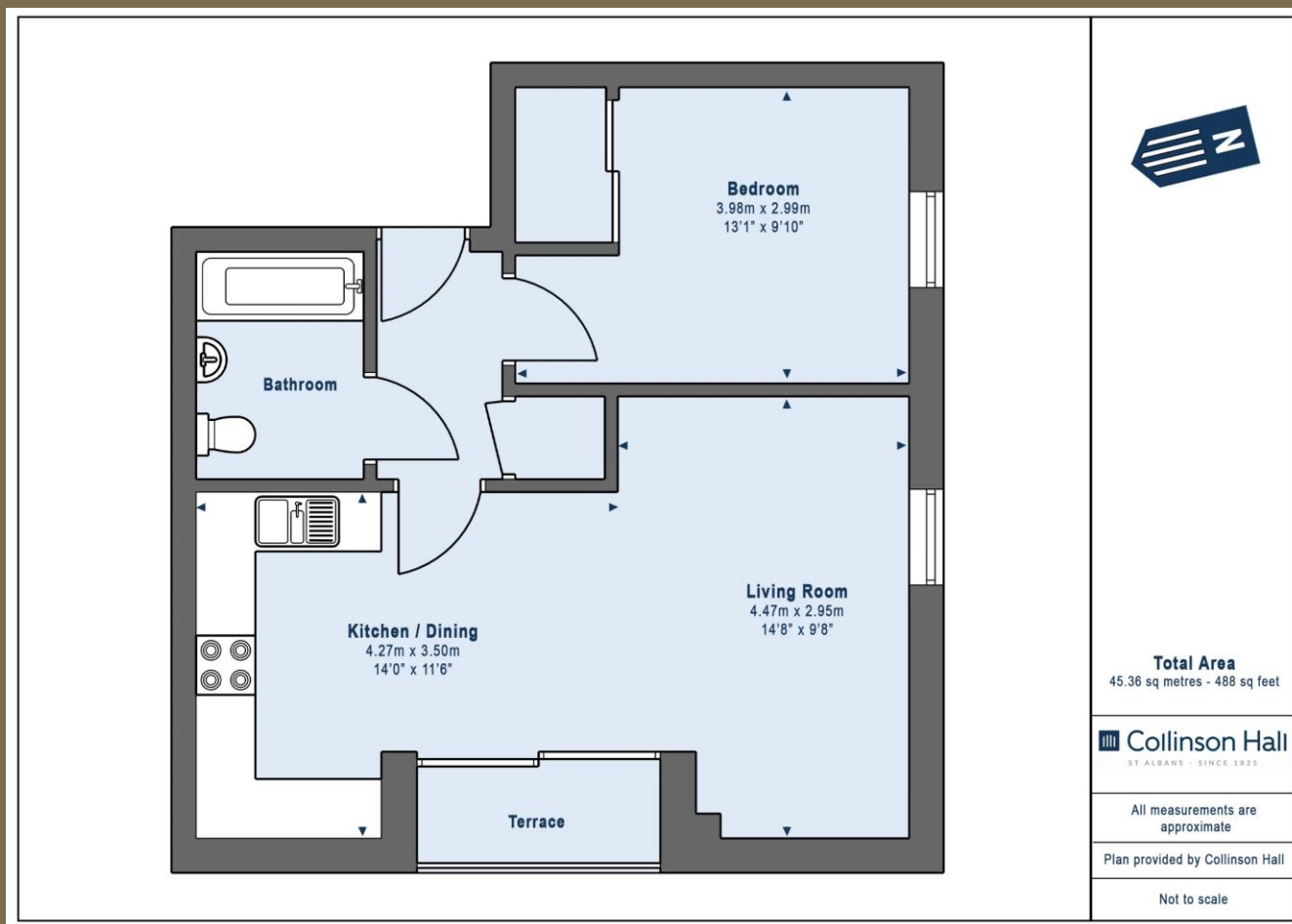
Bathroom

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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