





Fantastic GROUND FLOOR FLAT, with LOVELY COMMUNAL GARDEN, shared by only five adjoining flats. Set in an AWARD-WINNING DEVELOPMENT, EXCLUSIVELY FOR THE OVER 55's, in a desirable ST ALBANS CITY CENTRE LOCATION. With FANTASTIC TRANSPORT LINKS both by road and rail, and walking distance to the vibrant city centre and all it has to offer; local retail, the historic market, fabulous eateries, independent cinema, museums, pubs, leisure facilities and of course some wonderful leafy parks and walks.

Asking Price: £265,000

The development offers secure living with lifts to all floors, well-maintained gardens and communal areas, including ample car parking for residents and visitors.

Internally the property offers a spacious living / dining area with double doors onto the lovely lawned garden, a fully-fitted kitchen, a good-sized double bedroom, plenty of storage and a clean modern shower room.

With such fabulous proximity to the town centre, lovely gardens, this ground floor flat is one not to miss!





Entrance Hall

Bathroom

Storage

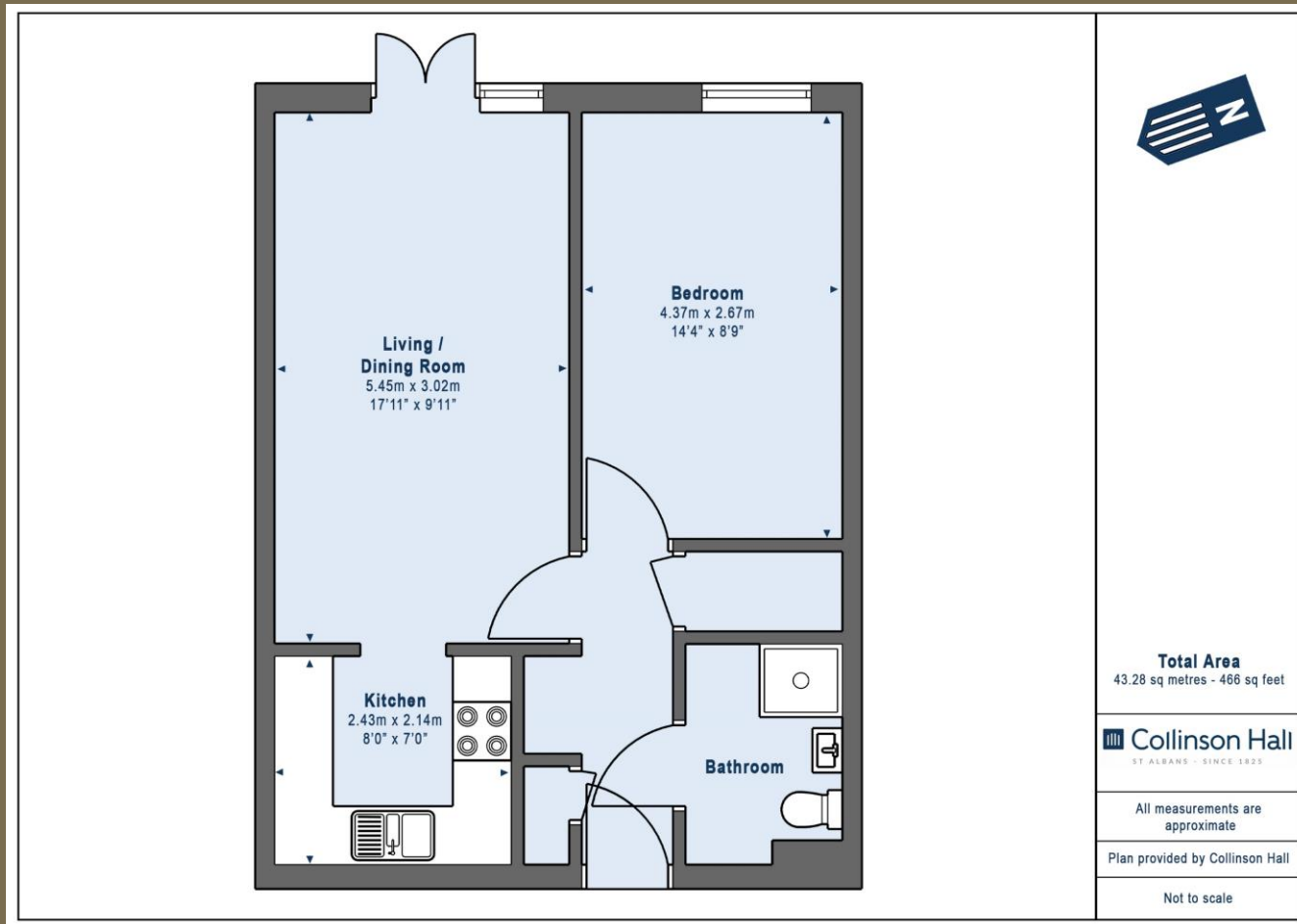
Living Room/Dining Room 5.45m x 3.02m
(17'11" x 9'11").

Kitchen 2.43m x 2.14m (8' x 7').

Bedroom 4.37m x 2.67m (14'4" x 8'9").







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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