





A SPACIOUS and BEAUTIFULLY PRESENTED four-bedroom leasehold LUXURY HOME, spanning over 2200 square feet, situated as part of AWARD WINNING DEVELOPMENT close to the vibrant CITY CENTRE and a short walk to the mainline railway STATION.

Guide Price: £900,000

Arranged over four levels, we enter this unique home, onto the ground floor, where there are two spacious living rooms, one which lead to a delightful sun terrace. From here we head downstairs to the lower ground floor where we find a stylish kitchen diner with quality integrated appliances. bi-fold doors open to a courtyard garden.

From there we follow the hallway where we step down, to find the fourth bedroom /study, a family bathroom and utility space.

On the first floor, there is are two spacious bedrooms, and a fabulous family bathroom.

On the second floor we find the principal bedroom with walk-in wardrobe and separate stylish en-suite bathroom with freestanding roll top bath.

This floor leads up to the dual aspect roof terrace with stunning far reaching views.

The property benefits from underfloor heating throughout, Control4 Smart Home System, which enables homeowners to control the lights, and heating all at the touch of a button and remotely from your phone.

At the heart of the development is a landscaped garden square, for all residents to enjoy, which features a beautiful mirrored sculpture by an award-winning sculptor David Harbour. this property benefits from one parking space, whh is located in the secure underground carpark.





Kitchen / Dining Room 4.00m x 5.60m
(13'1" x 18'4").

Living Room 1 4.00m x 5.14m (13'1" x
16'10").

Living Room 2 4.00m x 4.00m (13'1" x
13'1").

Bedroom 1 4.00m x 3.20m (13'1" x 10'6").

Bedroom 2 4.00m x 4.96m (13'1" x 16'3").

Bedroom 3 4.00m x 4.30m (13'1" x 14'1").

Bedroom 4 4.00m x 3.80m (13'1" x 12'6").

Roof Terrace 3.40m x 8.35m (11'2" x 27'5").







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