









**Offered for sale with NO UPPER CHAIN, with an EXTENDED LEASE and situated within close proximity to the vibrant city centre and the mainline railway station, is this SPACIOUS TWO BEDROOM upper floor APARTMENT with BRANDED WHITE GOODS INCLUDED.**

**Asking Price: £320,000**

Offering picturesque views from the front and rear, this newly decorated spacious apartment comprises an entrance hall, two double bedrooms, sitting room with sun terrace, separate kitchen with appliances included such as a new oven & cooker hood, Bosch fridge, freezer & washing machine, and a recently refurbished bathroom that has yet to be used. Externally, the property enjoys well maintained communal grounds and residents parking.

Furthermore, this wonderful apartment includes a recently extended lease running until March 2196. This would make an ideal purchase for a first-time buyer or investor, given all the added benefits.



Entrance Hall

Living Room 4.91m x 3.68m (16'1" x 12'1").

Kitchen 3.08m x 2.91m (10'1" x 9'7").

Bedroom 1 3.68m x 3.60m (12'1" x 11'10").

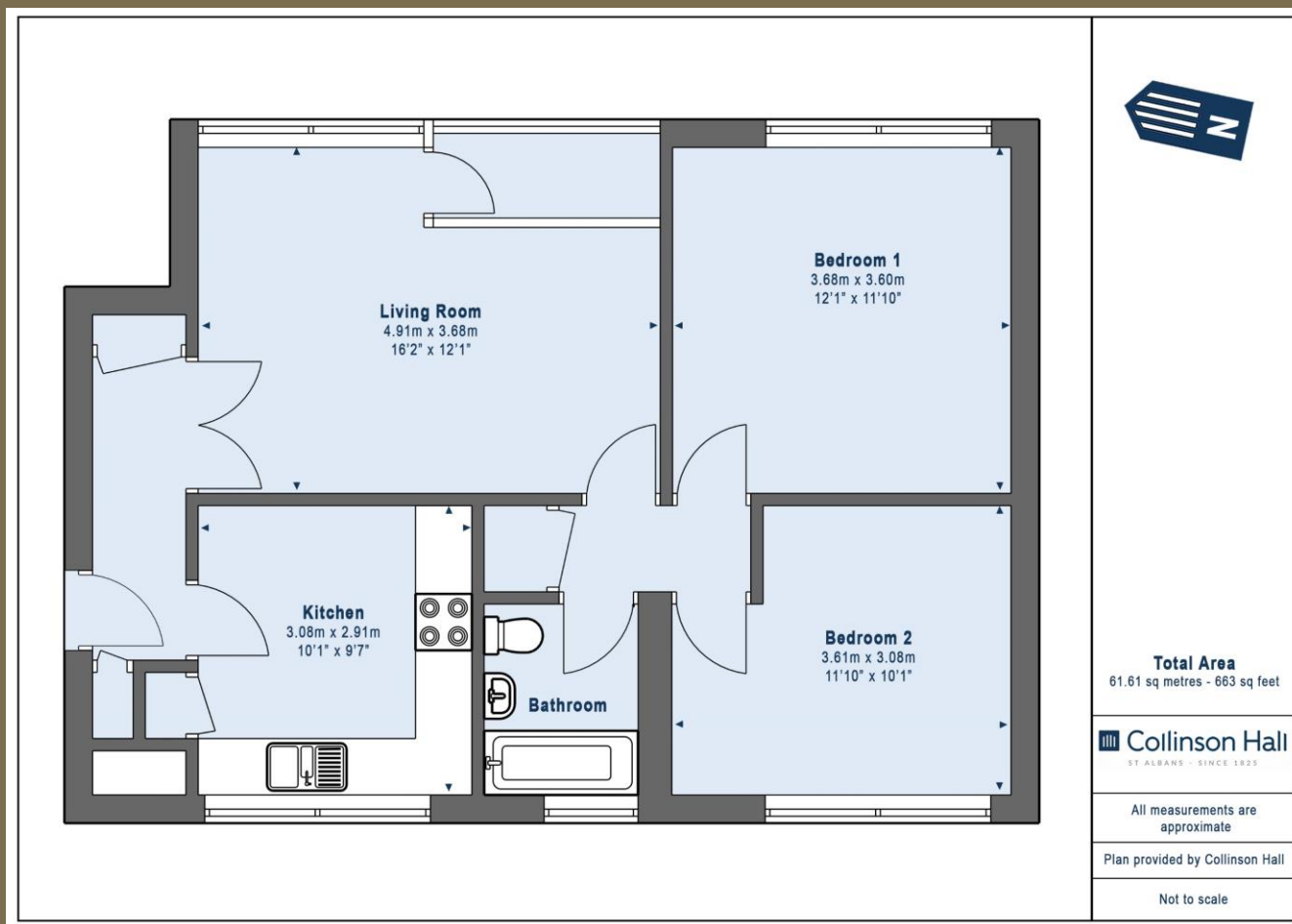
Bedroom 2 3.61m x 3.08m (11'10" x 10'1").

Bathroom

Communal Gardens

Residents Parking





#### 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

