





Davis Court is an **AWARD WINNING DEVELOPMENT** exclusively for the over 55s market.

It's **CENTRAL ST. ALBANS LOCATION** provides perfect access for all that this **HISTORICAL CITY** has to offer. It is within walking distance to a wide range of shops and restaurants, the **THAMESLINK** and **ABBAY FLYER** stations, the famous cathedral, lots of **GREEN PARKS**, the independent cinema, many museums, and many places providing social activities.

The development has **AMPLE CAR PARKING** space for residents and visitors, and those who live here can enjoy the **PEACEFUL WELL-MAINTAINED GARDENS** with a **POND** as well as a **RESIDENTS LOUNGE** with doors leading out to the gardens.

Guide Price: £230,000

This light and airy flat is situated on the second floor, there is a telephone entry phone system, and the property can be reached by lift or stairs. The flat opens into a hallway with a spacious storage cupboard and the bonus of an insulated loft space. A large living room, with a working electric fireplace, leads to a fitted kitchen with a large window, which gives the room a bright and airy feel. The spacious bedroom has fitted wardrobes, and the bathroom is a three-piece with a shower. Each room has emergency cords, and there is an on-site warden.





SECOND FLOOR

Living Room 5.98m x 3.08m (19'7" x 10'1").

Kitchen 2.72m x 1.69m (8'11" x 5'7").

Bedroom 1 3.75m x 3.01m (12'4" x 9'11").

Bathroom

Storage

OUTSIDE

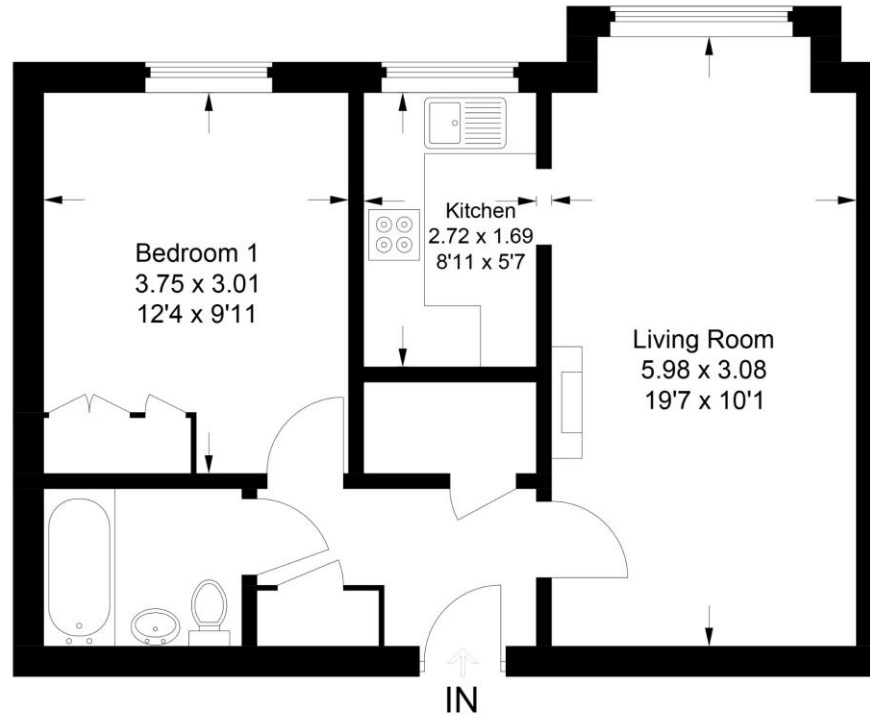
Communal Garden

Residents and Visitor Parking





Approximate Gross Internal Area = 44.9 sq m / 483 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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