





Situated within this **POPULAR** and **WELL-REGARDED** CENTRALLY LOCATED development is a rare opportunity to acquire this **LUXURY TWO BEDROOM GROUND FLOOR** apartment with **PRIVATE TERRACE** situated within a short distance of the wealth of excellent facilities that St Albans has to offer. Including the mainline station with its fantastic transport links into central London, a wealth of award-winning hospitality venues, gyms, and sports facilities, the beautiful Verulamium Park, and the lovingly restored independent cinema.

**Asking Price: £425,000**

The apartment is accessed via a well-maintained communal area, with a video entrance system. We enter into the entrance hall which leads to the spacious Kitchen / Dining / Living Room with fitted appliances and sliding glass doors on to the lovely terrace. The generous principal bedroom is served by a large family bathroom, and the further bathroom has an ensuite shower room. Outside there is both residents and visitor parking and lovely communal garden areas. This property is perfectly positioned to take advantage of both the station and the wealth of amenities that St. Albans has to offer.





Entrance Hall

Kitchen/ Living Room 5.27m x 4.95m (17'3" x 16'3")

Bedroom 1 4.30m x 3.16m (14'1" x 10'4")

Bathroom

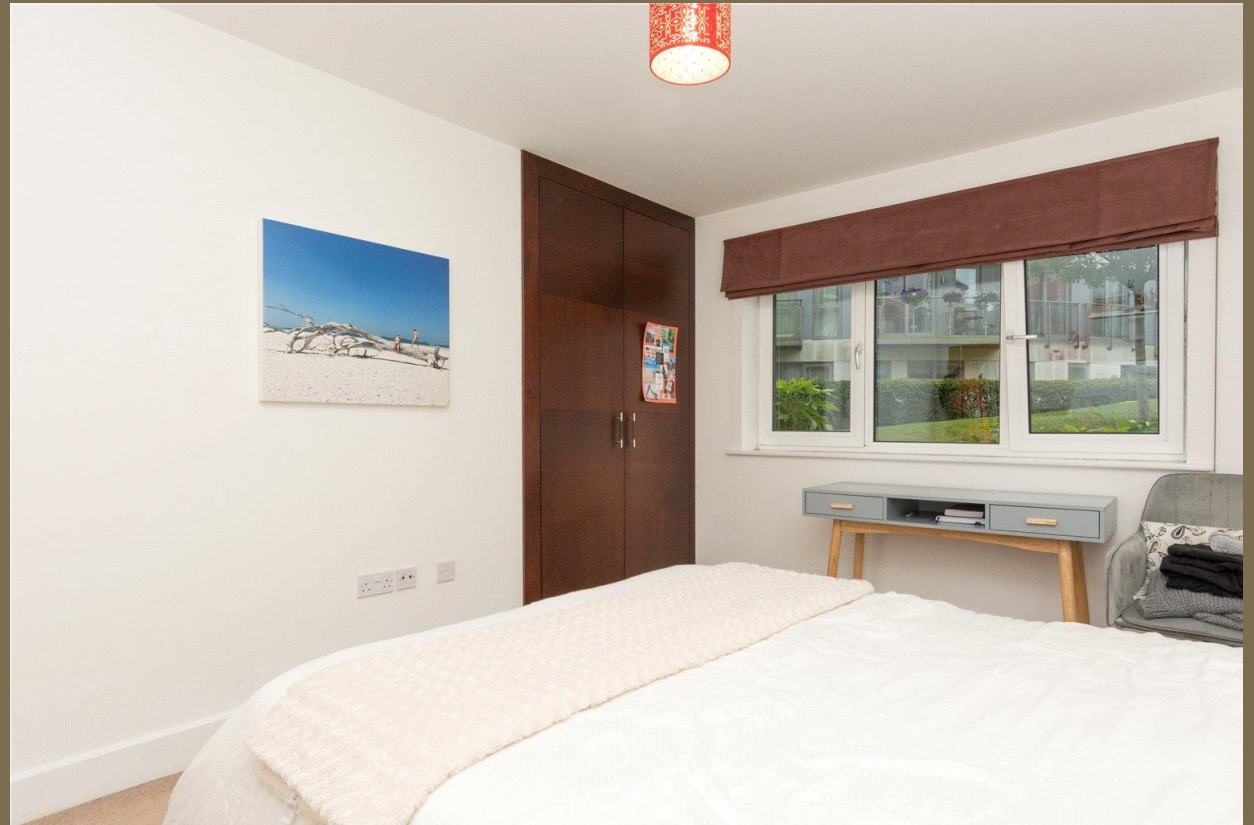
Bedroom 2 5.27m x 2.58m (17'3" x 8'6")

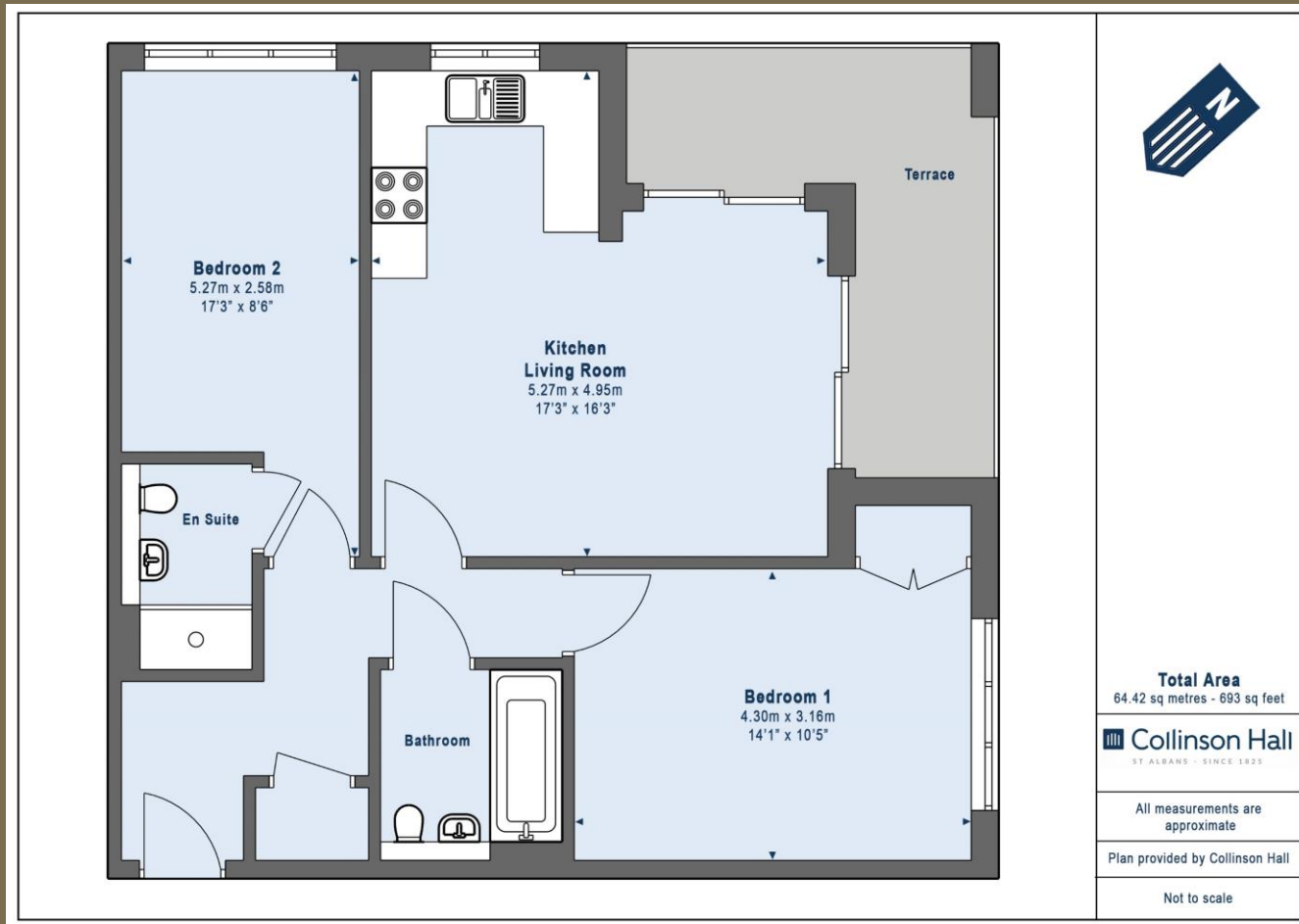
Ensuite

Private Terrace

Communal Gardens

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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