





A SPACIOUS and beautifully presented LUXURY HOUSE set OVER FOUR FLOORS with a PRIVATE GARAGE, lovely GARDEN, additional ROOF TERRACE, and use of the beautifully landscaped GARDEN SQUARE. Situated within an AWARD WINNING development, close to the vibrant CITY CENTRE and only a short walk to the mainline railway station.

Asking Price: £1,050,000

Arranged over four levels, this unique home comprises two spacious living rooms, leading to a sun terrace. The lower level opens to a stylish kitchen diner with Poggenpohl fittings and quality integrated appliances. Bi-fold doors open to a private garden. There is also a spacious bedroom and shower room. On the first floor, there are two living rooms, both opening onto sun terraces with beautiful views of the City. On the second floor, there are two further bedrooms, one of which has a modern style fitted ensuite bathroom. An additional bathroom also serves this floor. The third floor comprises a spacious principal bedroom with built-in wardrobes, and a stylish ensuite modern bathroom completes this floor, with stairs leading to a stunning roof terrace. The property benefits from Control4 Smart Home System, which enables homeowners to control the lights, heating, and play music all at the touch of a button and remotely from your phone. As well as the private rear garden, 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.





Kitchen Dining Room 4.00m x 5.54m (13'1" x 18'2").

Living Room 1 4.00m x 5.08m (13'1" x 16'8").

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

Bedroom 1 4.00m x 3.60m (13'1" x 11'10").

Bedroom 2 4.00m x 3.22m (13'1" x 10'7").

Bedroom 3 4.00m x 3.22m (13'1" x 10'7").

Bedroom 3 4.00m x 3.22m (13'1" x 10'7").

Bedroom 4 2.75m x 3.25m (9' x 10'8").

Roof Terrace 3.40m x 6.61m (11'2" x 21'8").

Secure Underground Parking

Garden







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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