





A WELL PRESENTED and SPACIOUS one bedroom apartment positioned within MOMENTS of St Albans city centre and Thameslink STATION.

Guide Price: £265,000

This light and airy property is located on the first floor and offers modern fitted kitchen, Juliette balcony to the lounge and a good size double bedroom. Victoria House is perfectly located to enjoy all that St Albans has to offer with a variety of restaurants, bars and cafés on your doorstep and a few moments from St Albans mainline station with fast and regular service to London St Pancras.

EPC Rating: TBC

Council Tax Band: C

Lease Information: 125 years from 12 November 2013, 114 years remaining.



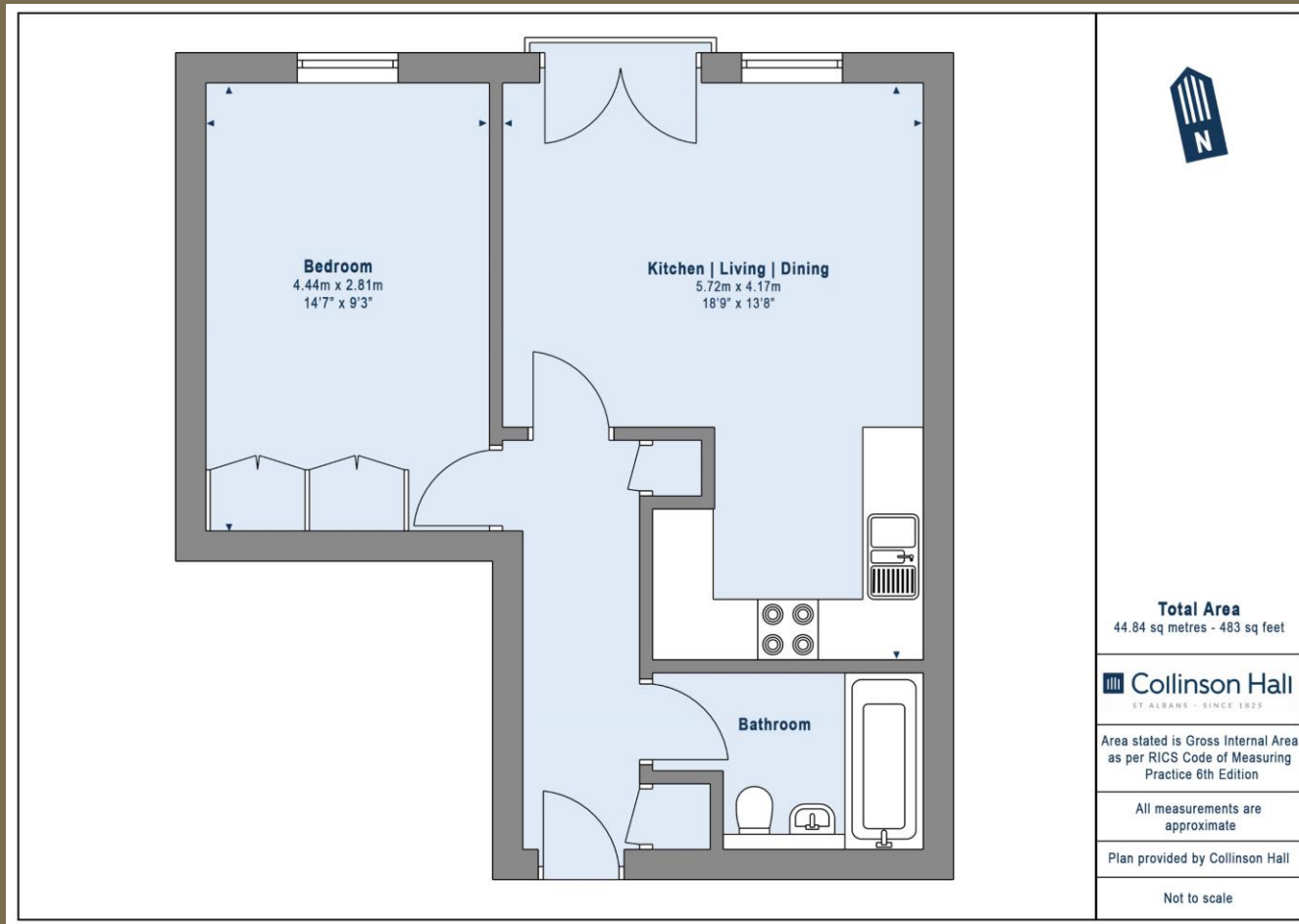
Entrance Hall

Kitchen/Living/Dining 5.72m x 4.17m (18'9" x 13'8").

Bedroom 4.44m x 2.81m (14'7" x 9'3").

Bathroom





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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