





A simply stunning executive **THREE BEDROOM** apartment presented over **TWO FLOORS**, located on a **PRIVATE GATED DEVELOPMENT** that sits in beautifully maintained **COMMUNAL GROUNDS** and provides excellent access to the popular local motorway networks benefiting from **TWO ALLOCATED PARKING SPACES** and visitor parking. The property comprises of an entrance hall that leads from the communal entrance that provides **LIFT ACCESS** to all floors, has a study room and stunning master bedroom with en-suite and dressing area.

**£2,250 per month**

To Let unfurnished

12 Months Tenancy

White Goods: Oven/Hob, Fridge/Freezer, Washer dryer, Dishwasher and Microwave

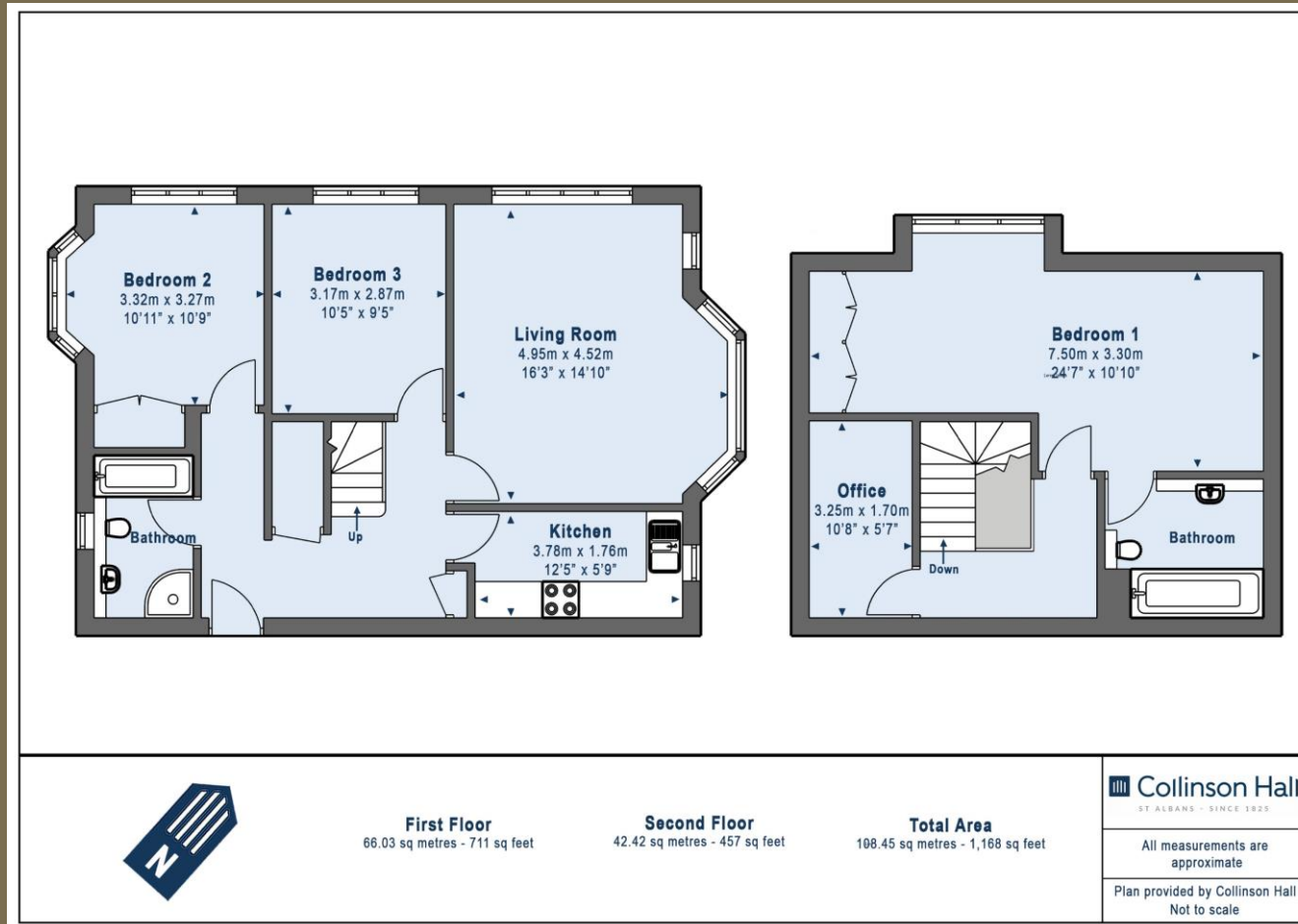
Parking: Two Allocated Parking Space Number 7 and Visitors Parking

Council Tax: E

Available: Early March







**First Floor**  
66.03 sq metres - 711 sq feet

**Second Floor**  
42.42 sq metres - 457 sq feet

**Total Area**  
108.45 sq metres - 1,168 sq feet

**Collinson Hall**  
ST ALBANS - SINCE 1825

All measurements are approximate

Plan provided by Collinson Hall  
Not to scale

**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