





A superb two double bedroom, two bathroom ground floor apartment with private terrace and allocated parking, forming part of the recently constructed and highly regarded Hansell Gardens development. Located to the Eastern side of St Albans within walking distance of the station, City centre and a variety of other local amenities, the property is presented in immaculate condition throughout whilst being offered for sale chain free.

Communal Entrance

Secure communal entry door and video entry system.

Hallway

Secure front door. A large storage cupboard housing hot water system. Radiator. LVT flooring. Doors to:-

Living Room

Double glazed windows and double doors leading to private patio space. Radiator. LVT flooring.

Kitchen Area

A modern range of high gloss wall and base units with wood effect work surfaces and up-stands. Inset stainless steel sink unit with mixer tap and tiled splash back. An integrated range of Zanussi appliances to include:- Electric hob and oven with extractor hood, fridge/freezer, dishwasher and AEG washer/dryer. LVT flooring. Double glazed window to side. Radiator.

Master Bedroom

Double glazed windows to front. Radiator. Door to:-

En-Suite

A glazed double shower cubicle with thermostatic shower. Wash hand basin with mixer tap. Low level WC. Chrome heated towel rail. Down lighters. Extractor fan. Part tiled walls and tiled flooring

Bedroom Two

Double glazed window to front. Radiator.

Bathroom

Paneled bath with glazed screen, mixer tap and shower attachment. Wash hand basin with mixer tap. Low level WC. Chrome heated towel rail. Down lighters. Extractor fan. Part tiled walls and tiled flooring

Parking

An allocated parking bay accessed via a secure gated barrier.

Lease

118 year remaining.

Service Charge

£1091.02 for year 2023.

Ground Rent

£400 per annum.

