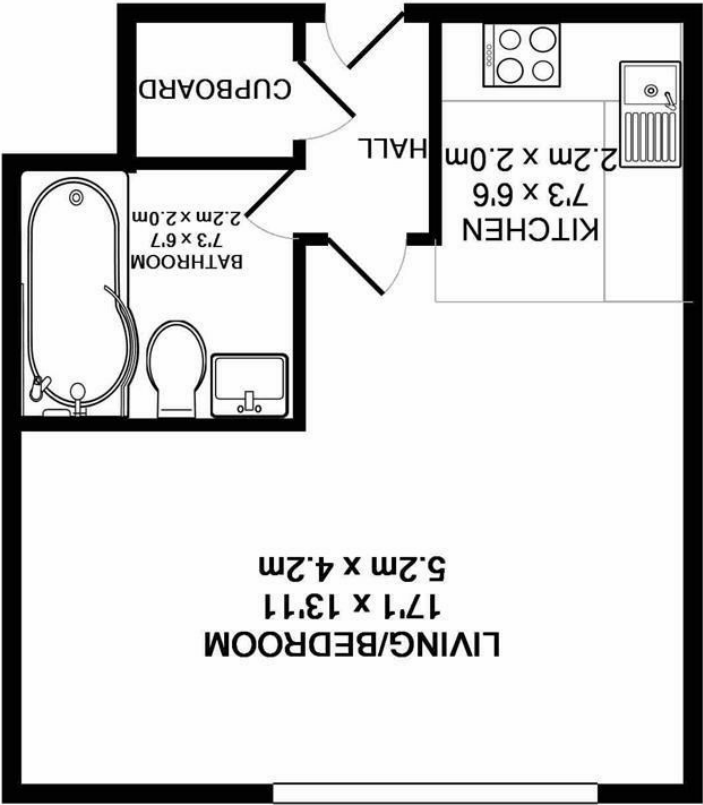


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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TOTAL APPROX. FLOOR AREA 324 SQ.FT. (30.1 SQ.M.)





A luxury ground floor studio apartment conveniently located adjacent to St Albans station with the City centre only a short walk away. This apartment has been thoughtfully designed to a very high standard with contemporary features and includes a gated allocated parking space and use of a communal gym. The property is offered for sale chain free and in our opinion would make a superb first time purchase or investment opportunity.

Entrance

Storage cupboard. Doors leading to:-

Living room/ Bedroom

A bright an spacious room with a large double glazed window. Wood effect flooring. Down lighters. Radiator.

Kitchen

A modern kitchen fitted with arrange of wall and base mounted units with quartz stone works surfaces and upstands. Inset stainless steel sink unit. A full set of integrated appliances. Wood effect flooring. Down lighters.

Bathroom

A luxury bathroom suite comprising: Panelled bath tub with glazed shower screen, mixer tap and shower over. Vanity wash hand basin. WC. Extractor fan. Down lighters

Allocated parking

Secure gated allocated parking space. There is also a secure lock-up bike store available to the residence.

Communal Gym

A communal gym located on the top floor of the block with toilet facilities.

EPC rating C

Council Tax Band B

Lease

114 Year remaining.

Service Charge

The annual service charge and ground rent is around £1,800 to include the annual electric heating bill.

