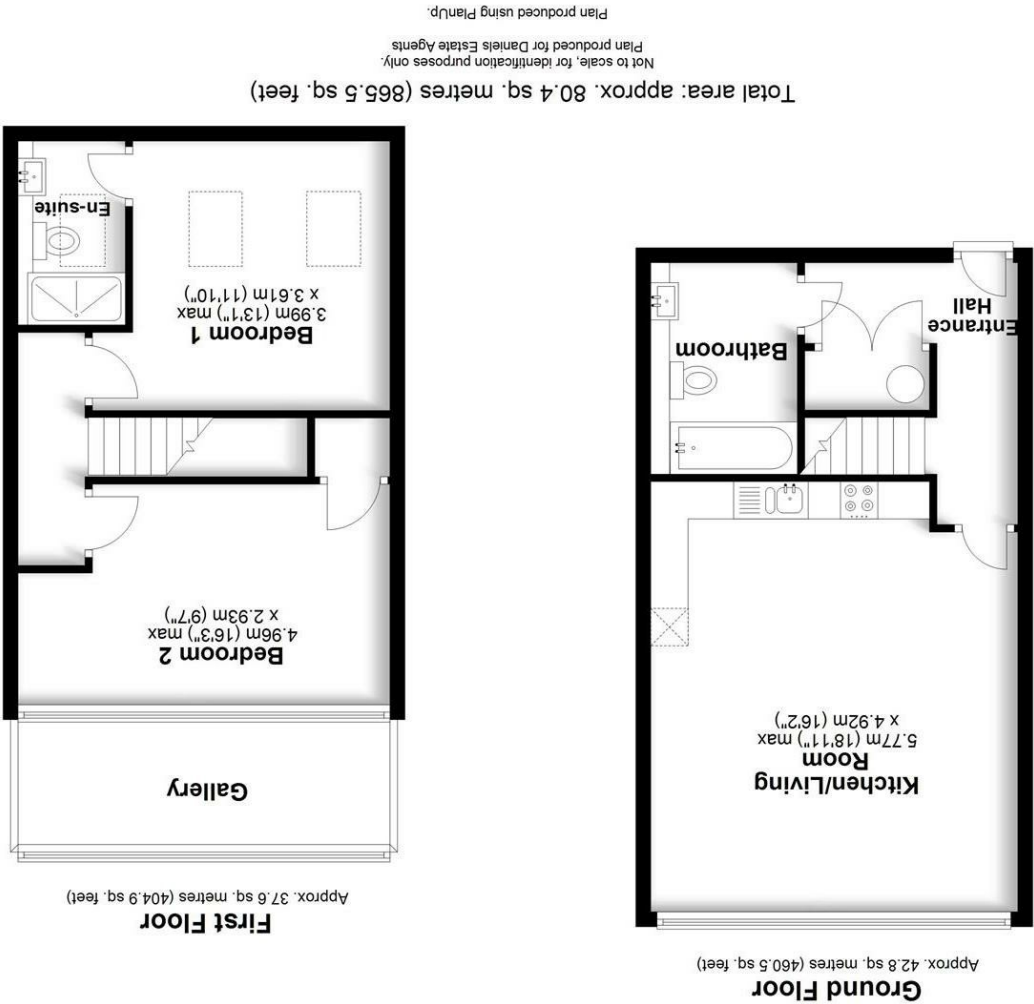


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
52		
52		
Environmental Impact (CO ₂) Rating		
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		





A striking two bedroom, two bathroom duplex warehouse conversion creating a unique urban living space. This spacious apartment offers some truly magnificent features to include a large open gallery overlooking the main living space with vaulted ceilings and huge windows providing an abundance of natural light. The property also includes an open plan kitchen area with breakfast bar, large living room, allocated parking, internal bike storage and Heat Pump HVAC heating/air-conditioning. Located to the eastern side of St Albans with local shops virtually on the door step within easy reach of the Thameslink station and City centre via the Alban Way.

Entrance Hallway

Wood effect flooring. Electric heater. Utility cupboard housing hot water cylinder and water softener. Fitted washing machine.

Bathroom

A luxury bathroom suite comprising. Panelled bath with mixer tap and shower attachment with glazed shower screen. Back to wall WC. Wash hand basin. Part tiled walls and wood effect flooring. Down lighters and extractor fan.

Kitchen

A contemporary handle less kitchen with Quartz stone work surfaces. Tiled splash back and inset stainless steel sink with mixer tap. Integrated Zanussi electric oven, ceramic hob and extractor fan. integrated fridge/freezer and dishwasher.

Living Space

Double glazed windows. Wood effect flooring. Electric heater. Ventilation system.

Bedroom One

Vaulted ceiling with two Velux windows with fitted blinds. Electric heater. Door to:-

En-suite

Vaulted ceiling with Velux window. Shower cubicle with over

head shower and glazed screen. Wash hand basin. WC. Part tiled walls and wood effect flooring. Shaver point and extractor fan.

Bedroom Two

Vaulted glass ceiling with glass balcony overlooking the main living space. Built in wardrobe. Electric heater. Air conditioning/heating unit.

Parking

Secure gated allocated parking space plus visitors parking bays.

Lease

117 years remaining.

Maintenance

£1,800 per annum.

Ground Rent

£400 per annum.

