





A well-presented light and spacious ground floor apartment situated in the desirable location of Millers Rise, a sought after and well managed development within walking distance to St Albans City centre amenities and transport facilities.

The well-proportioned purpose built apartment benefits from allocated car parking and is located in a relaxed and peaceful setting just a short walk from both the St Albans City mainline and St Albans Abbey railway stations enabling an easy commute to London and other nearby locations.

The property is offered for sale chain free and would in our opinion make the ideal purchase for either first time buyers looking for access to the City centre amenities and railway stations or as a rental investment.

Communal Entrance

Secure entry door system.

Entrance Hallway

Solid hardwood front door. Entry phone system. Large storage cupboard. Additional cloakroom storage cupboard. Carpet floor finish. Radiator.

Living Room

A well proportioned main reception room comprising: Double glazed box bay window. Feature fireplace with electric heater. Timber laminate flooring. Radiator.

Kitchen

A modern refitted kitchen separate from the lounge, with a range of wall and base units with worktops over. Inset stainless steel sink with mixer tap and tiled splash backs. Integrated Bosch 4-ring gas hob with electric oven and extractor fan over. Space for washing machine and under counter fridge. Wall mounted Vaillant gas combination boiler. Double glazed window. Vinyl flooring. Radiator.

Bedroom

Double glazed window. Carpet floor finish. Radiator.

Bathroom

A modern refitted bathroom comprising: Panelled bath with mixer tap and mains shower. Vanity wash hand basin. WC. Double glazed window. Vinyl flooring. Radiator.

Exterior

Well maintained landscaped communal grounds and an allocated off road parking space close to the main property entrance door.

Lease

125 years from 1988 (88 years remaining).

Ground Rent

£100 per annum.

Service Charge

Approximately £950 per annum for the current year.

