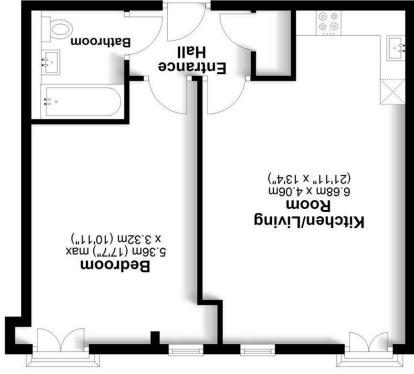


# Approx. 50.4 sq. metres (542.0 sq. feet) Fourth Floor



Total area: approx. 50.4 sq. metres (542.0 sq. feet)

Not to scale, for identification purposes only. Plan produced for Daniels Estate Agents

Plan produced using PlanUp.









A welcoming communal entrance with concierge desk, seating area, secure post box and lifts to all floors.

### **Entrance Hall**

Down lighters. Airing cupboard. Wood effect flooring. Under floor heating. Doors leading to:-

# **Living Room**

Juliette balcony with south facing views across St Albans. Further floor to ceiling window. Down lighters. Under floor heating.

#### Bedroom

Juliette balcony with south facing views across St Albans. Further floor to ceiling window. Down lighters. Carpet. Under floor heating.

### Kitchen

A range of wall and base mounted units with Quartz stone work surfaces and up-stands. Inset stainless steel sink with mixer tap. Integrated electric oven, hob and extractor fan, fridge/freezer and washer/dryer. Down lighters. Wood effect flooring. Under floor heating.

### **Bathroom**

A luxury fully tiled bathroom suite comprising: Bath with mixer tap, over-head shower and detachable wand. Vanity wash hand basin. Low level WC. Downlighters. Extractor fan. Chrome heated towel rail.

### **Parking**

Under ground secure allocated parking bay.

#### Lease

116 years remaining.

## **Ground Rent**

Ground rent £317.50

## **Service Charge**

Service charge £2,692.















