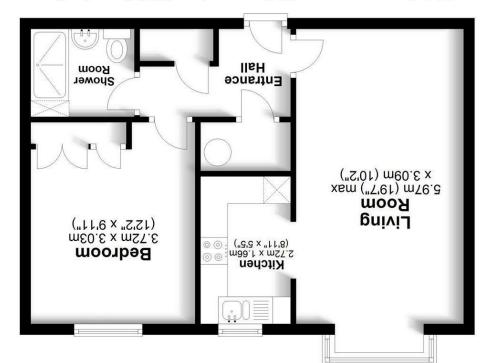


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# Approx. 43.8 sq. metres (471.6 sq. feet) **Top Floor**



Total area: approx. 43.8 sq. metres (471.6 sq. feet)

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

Plan produced using PlanUp.

32 London Road, St Albans, Herts, AL1 1NG

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A beautifully presented one bedroom top floor apartment for the over 55's within this very conveniently located City centre development. Shops, cafes and restaurants as well as Doctors surgeries and all other amenities are close at hand. Davis Court also benefits from a residential manager, 24 hour emergency monitoring system, organised events in the communal lounge, guest accommodation for friends and relatives, residents parking and a long lease. Offered for sale chain free.

## **Communal Entrance**

Entryphone system. Lifts to upper floors.

### **Entrance Hall**

Coved ceiling. Airing cupboard housing hot water system. Additional storage cupboard. Electric heater. Doors to:-

## **Living Room**

Double glazed window to rear. Coved ceiling. Entry phone system. Electric heater. Archway leading to:-

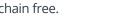
### Kitchen

mounted units with roll top work surfaces. Inset stainless steel sink unit with drainer and tiled splash backs. Integrated oven with extractor fan over. Space for fridge/freezer. Plumbing for washing machine. Double glazed to rear. Non slip vinyl flooring.

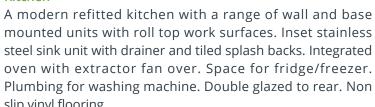
Double glazed window to rear. Coved ceiling. A rang of fitted wardrobes. Electric heater.

level WC. Electric heater. Wall mirror. Built in storage.

Large communal Lounge area hosting various social events detailed on the notice boards. Communal games room. Two

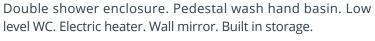




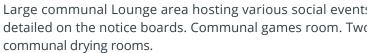
























Allocated and visitors parking. Well maintained communal

**Exterior** 

Lease

155 years remaining





