





A chain free two bedroom, two bathroom top floor stylish apartment located within an award-winning gated development only minutes walk of Verulamium Park, the lakes and Cathedral. Well maintained by the current owners to include a newly fitted kitchen, two allocated parking spaces and over 1000 Sqft of accommodation, surrounded by well kept communal grounds and gardens. The property also provides easy access to the major motorway links, both stations and Waitrose supermarket.

Entrance Hall

A large built-in cupboard. Entryphone system. Access to two boarded loft storage areas. Airing cupboard housing Worcester gas boiler. Wooden flooring. radiator.

Living/Dining Room

Double glazed duel aspect window to front. Radiators. Wooden flooring

Kitchen

Double glazed window to side. A newly fitted range of wall and base units with worktops over. Stainless steel sink unit with mixer tap. Integrated appliances to include AEG double oven, 4 ring gas hob with extractor fan over, fridge/freezer, dishwasher and washing machine. Down lighters. Tiled flooring. Radiator.

Master Bedroom

Double glazed window to rear. Built-in wardrobe. Radiator. Door to:-

En-Suite

Shower enclosure. Wash hand basin. WC. Radiator. Down lighters. Extractor fan.

Bedroom Two

Double glazed window to side and rear. Built-in wardrobe and desk space. Radiator.

Family Bathroom

Vanity wash hand basin. Panelled bath with mixer tap and shower over. Part tiled walls and tiled flooring. Extractor fan. Frosted double glazed window to side.

Parking

Two allocated parking spaces.

Communal Garden

Beautifully well maintained grounds and gardens.

Service Charge

£3,531 per annum.

Ground Rent

£200 per annum.

Lease

101 years remaining.

