



DRUCE
▲ & PARTNERS ▲

Flat 9, 220, Tollhouse Point London Road
St. Albans, AL1 1NU
Guide Price £457,500

A spacious, generously proportioned first floor 2 double bedroom apartment with PRIVATE BALCONY and LIFT to all floors with secure, allocated underground parking within easy walk of the mainline station into St Pancras International, easy reach of City centre and close local amenities, shops, restaurants and Odyssey Cinema.

The apartment extends to approx. 866 sq ft (81 sq m) with a large 24' x 12' open plan kitchen / living room, complete with integrated appliances and glazed doors to balcony, two generous double bedrooms, an en-suite and further bathroom plus communal garden area. Residents permit parking-

Don't miss out on the opportunity to own this fantastic apartment in St. Albans. Contact us today to arrange a viewing.



GROUND FLOOR

Communal Entrance Hall

Security entry phone system, Lift and stairs to all floors including underground secure parking.

FIRST FLOOR

Entrance Hall

Wood flooring, space for bike rack, Large storage cupboard, Radiator.

Open Plan Kitchen/ Living Room

Wood Flooring, Shuttered patio doors to 12ft wide balcony, Shuttered window to side, Range of fitted cupboards, work surface and wall cabinets, Stainless steel sink, Integrated gas hob with extractor over, electric oven, dishwasher, washing machine, fridge and freezer, Cupboard with gas boiler, Radiator.

Bedroom 1

Double bedroom, Window to front with shutters, Built in wardrobe cupboard, Radiator, En-suite shower room, Tiled floor and part tiled walls, Shower cubicle with chrome shower, Wash basin, W.C, Extractor, Medicine cabinet, Radiator.

Bedroom 2

Double bedroom, Window to front with shutters, door to balcony, Radiator.

Bathroom

Tiled floor and partly tiled walls, Panelled bath with chrome shower fitting over, Wash basin, W,C, Radiator, Extractor, Medicine cabinet.

OUTSIDE

Communal Garden Area

Secure Underground Allocated Parking for 1 Car

Resident's permit parking .

All Mains Services

Council Tax

Band E -£2,634.03 per annum

EPC

Energy rating - B

Leasehold 999 Years

From 1st January 2006

Ground Rent

£400 payable (fixed until January 2035)

Service charge

2024 - 2025. £2,642.80 payable

Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

Viewing

Through Druce & Partners, telephone: 01727 855232
sales@druce-partners.co.uk



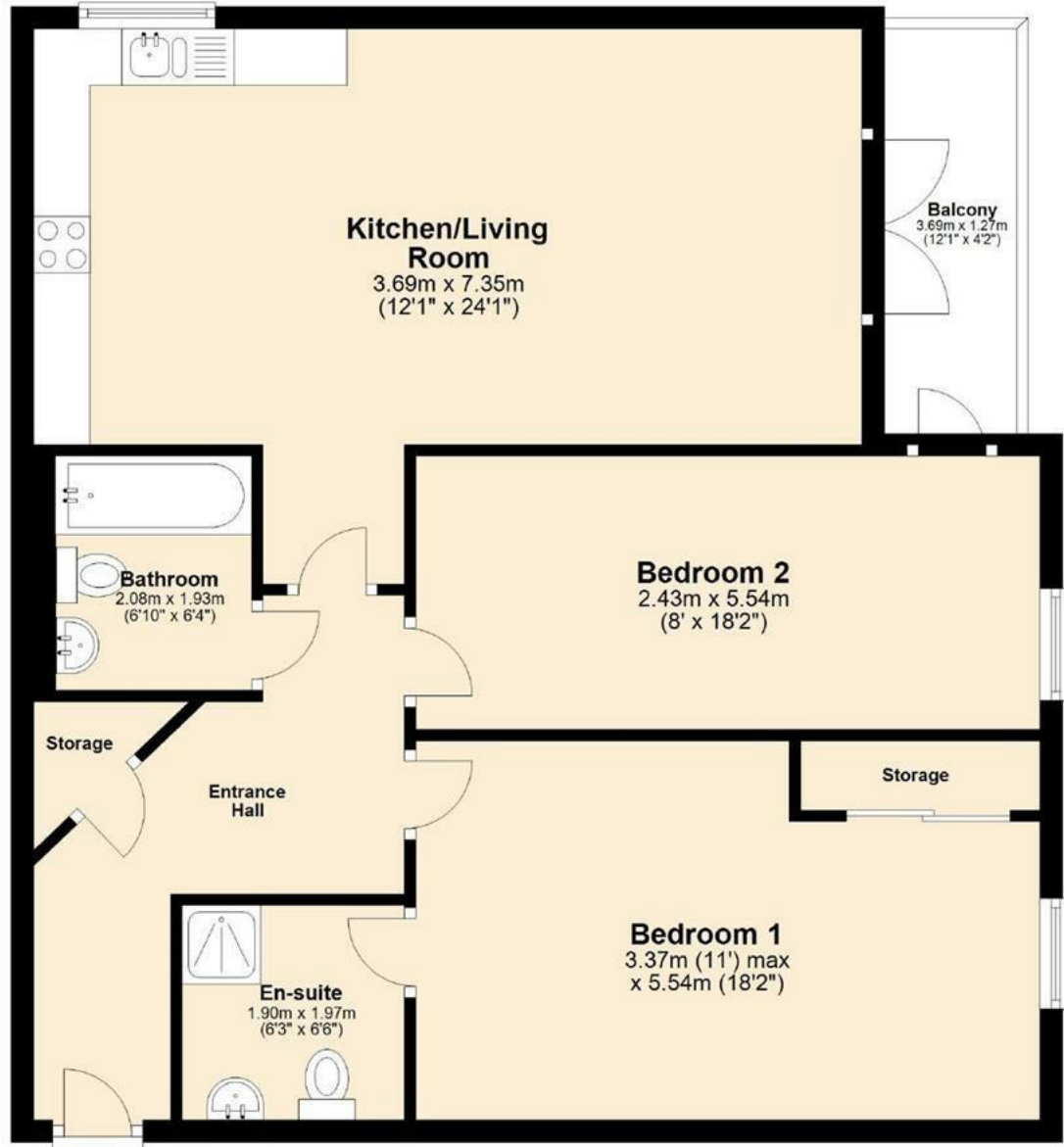






First Floor

Approx. 80.5 sq. metres (866.0 sq. feet)



Total area: approx. 80.5 sq. metres (866.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.