



Loyd Court, Russet Drive, St. Albans, AL4 0AZ

NO UPPER CHAIN

This stylish two double bedroom top floor apartment forming part of a conveniently located purpose built residential development with the added advantage of allocated parking.

This home is tastefully decorated throughout and enjoys a bright open plan dual aspect living space. The master bedroom has an en-suite shower room and there is a further bathroom and a handy utility cupboard.

Loyd Court is close to a good selection of day to day amenities including two local heath clubs, within walking distance of wide open green spaces and provides easy access to the major motorway networks, located on the southeast side of the city and the mainline station and city centre.



ACCOMMODATION

Entrance

Communal front door with security entry phone system opening into:

Communal Entrance Hall

Doors to all floors, top floor, door into:

Entrance Hall

Radiator, spotlights, doors to:

Bathroom

5'6 x 7'0 (1.68m x 2.13m)

White suite, wc, pedestal washbasin, bath with mixer tap and shower attachment, tiled splash back, chrome radiator.

Utility Cupboard

Space and plumbing for washing machine.

Open Plan Living Space

19'1 x 14'0 (5.82m x 4.27m)

Dual aspect room with windows to front and side, radiator, laminate wood flooring, spotlights.

Kitchen Area

Enjoys a range of wall, base and drawer units, granite work surface over, sink with mixer tap, gas hob, oven, microwave, fridge freezer, spotlights, dishwasher, light and filter unit, tiled splash back.

Bedroom One

9'10 x 10'2 (3.00m x 3.10m)

Double bedroom, radiator, window to side, door to:

En-Suite Shower Room

Tiled shower cubicle, wc, pedestal washbasin, tiled floor and splash back, radiator.



Bedroom Two

8'1 x 9'7 (2.46m x 2.92m)

Dual aspect, double bedroom, window to front, window to side, radiator.

EXTERIOR

Parking

The property benefits from one allocated parking space.

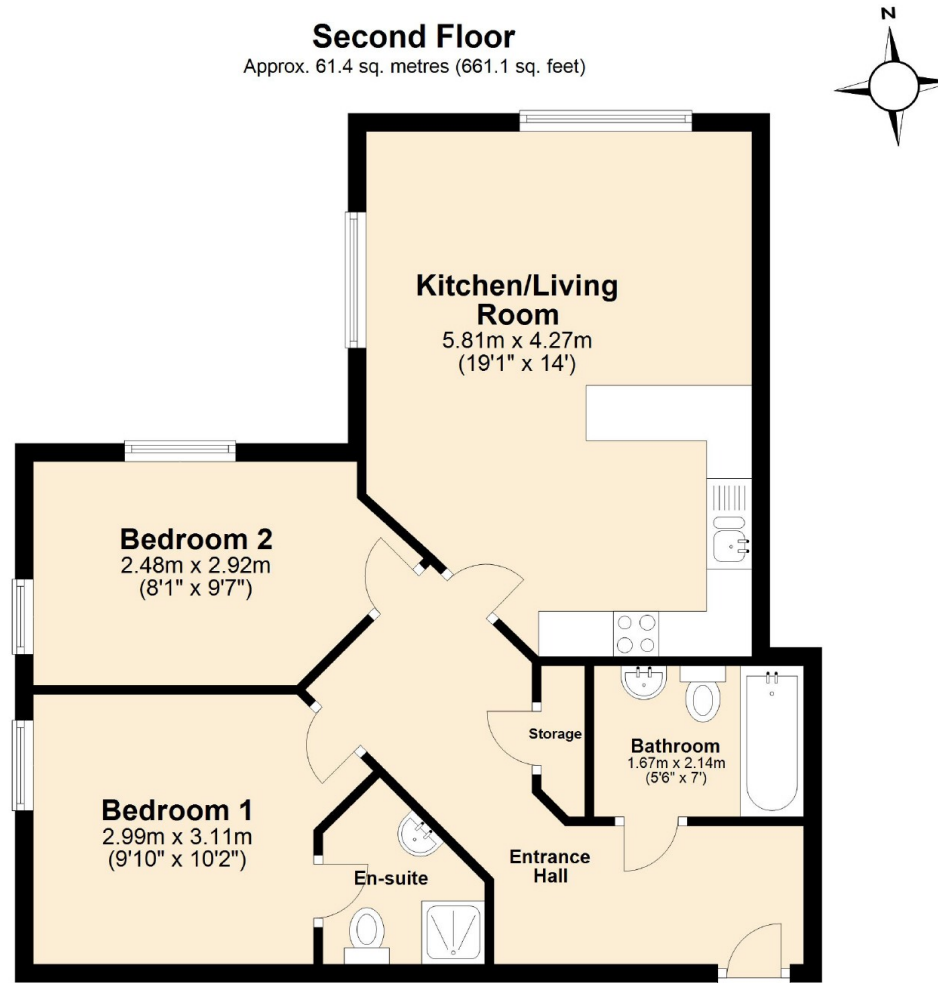


Viewing Information

BY APPOINTMENT ONLY THROUGH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



Total area: approx. 61.4 sq. metres (661.1 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
100-120 kWh/m²/yr	A		
81-100 kWh/m²/yr	B		
61-80 kWh/m²/yr	C		
41-60 kWh/m²/yr	D		
21-40 kWh/m²/yr	E		
1-20 kWh/m²/yr	F		
0-20 kWh/m²/yr	G		
Not energy efficient - higher heating costs			
England & Wales		63 Effective 2002/01/01	80 80