



Flat 43 Albeny Gate, Belmont Hill, St. Albans, AL1 1BH

Guide price £275,000 Leasehold



Flat 43 Albany Gate, Belmont Hill

St. Albans, AL1 1BH

A recently re-decorated second floor retirement apartment with the benefit of a lift, no onward chain and situated in a popular City Centre development designed for the over 55's.

A secure communal front door opens into the entrance hall with stairs and a lift to all floors. The apartment's front door opens into a welcoming hall with a useful storage cupboard and doors to rooms. The generously proportioned lounge/dining room enjoys a bright dual aspect and a door leading to the fitted kitchen with a range of wall and base units. The master bedroom also benefits from a dual aspect and has a wall of fitted wardrobes. There's a second bedroom with built-in storage and a bathroom incorporating a bath with shower above, basin and W.C. The development benefits from an on-site warden and there are emergency 'pull cords' located around the apartment. Externally there are off-street parking spaces for residents and well-maintained communal gardens for the residents to enjoy.

Positioned off Belmont Hill, the property is situated in a very peaceful and tranquil location, a short walk from the river, and offers the convenience of also being within walking distance of the City Centre with its parade of shops and local markets. Well-positioned close to both the Abbey Flyer railway station as well as the Thameslink mainline station which are both a short walk away.





ACCOMMODATION

Communal Entrance

Entrance Hall

Lounge/Dining Room

15'11 x 10'8 (4.85m x 3.25m)

Kitchen

8'1 x 7'7 (2.46m x 2.31m)

Master Bedroom

13'3 x 8'7 (4.04m x 2.62m)

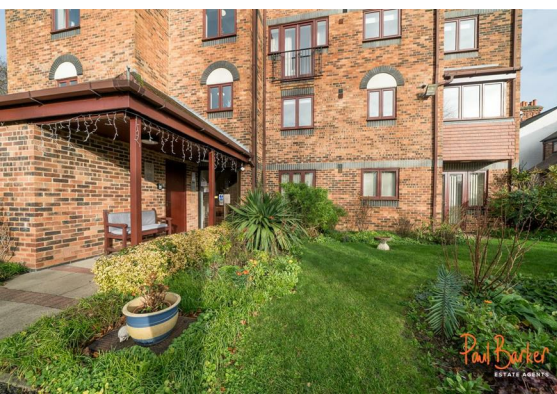
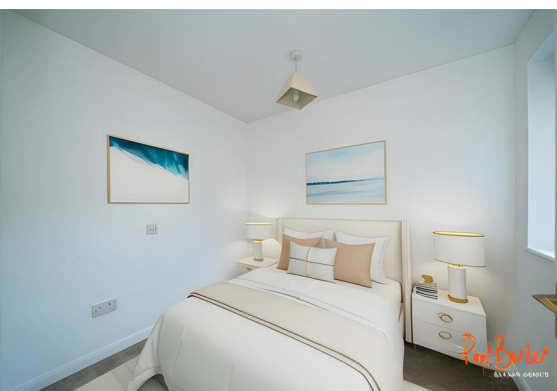
Bedroom 2

8'3 x 6'9 (2.51m x 2.06m)

Bathroom

OUTSIDE

Communal Gardens & Parking



Floor Plan



Total area: approx. 50.2 sq. metres (540.2 sq. feet)

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

Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

