



27A Alma Road, St. Albans, AL1 3AR

Guide price £500,000 Leasehold



27A Alma Road

St. Albans, AL1 3AR

A stunning two bedroom, lower ground floor luxury apartment with the benefit of it's own private sunny rear garden, conveniently located within a moments walk of the City train station.

The accommodation begins with a private front door opening into a welcoming entrance hall with access to a cloakroom/W.C. and a corridor leading into the bright open plan kitchen/dining/lounge with bi-folding doors opening into the rear garden, and a glass roof atrium allowing light to flood in. A stylish modern kitchen features a range of wall and base units with contemporary worktops above and a feature island unit/breakfast bar with built in storage. The kitchen benefits from a range of integrated quality appliances and there are excellent additional built in storage cupboards.

An attractive wooden style herringbone floor leads throughout this fantastic room and through to both bedrooms. The main bedroom has in-built storage space, a period style radiator and ceiling spotlights. The second bedroom overlooks the rear garden. The modern contemporary bathroom suite features a stylish bath, a wet room style shower with waterfall shower head and handheld attachment, a basin with storage below and a W.C.

Externally there is a delightful low maintenance rear garden with artificial lawn, built in bench seating area and attractive wall lights.

Alma Road is perfectly positioned in-between the City Centre and mainline train station with a variety of local shops including a bakery and choice of coffee shops, just a moments walk way.





ACCOMMODATION

Hallway

W.C

Second Bedroom

10'1 x 11'4 (3.07m x 3.45m)

Open plan Kitchen/Diner

13'5 x 17'11 (4.09m x 5.46m)

Living Area

14'9 x 10'7 (4.50m x 3.23m)

Bathroom

Master Bedroom

7'6 x 17'11 (2.29m x 5.46m)

Rear Garden

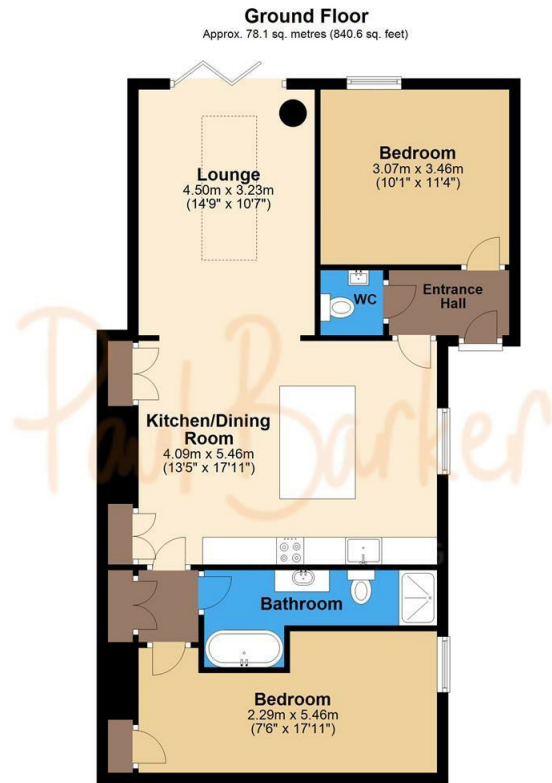
Leasehold - 118 years remaining

Service Charge

Ground Rent



Floor Plan



Total area: approx. 78.1 sq. metres (840.6 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

