



Flat 9, 79, Nexus Court Holywell Hill, St. Albans, AL1 1HF

Guide price £475,000 Leasehold



Flat 9, 79, Nexus Court Holywell

St. Albans, AL1 1HF

A spacious two double bedroom apartment with off-street parking and a long lease (107 years remaining), situated in a high quality development on the edge of Verulamium Park with the advantage of no onward chain.

This well-presented first floor apartment built in 2006 is accessed via a smart, secure communal entrance with stairs to all floors. The welcoming entrance hall features a wooden floor, a built-in generous storage cupboard and doors to rooms. The kitchen offers wall and base units with integrated appliances and recesses for utilities. The bright living room presents a lounge area and a dining area with double doors to a Juliette balcony over-looking the communal gardens.

The master bedroom benefits from fitted wardrobes with mirrored sliding doors and an en-suite incorporating a double shower and a white suite with W.C. The second double bedroom benefits from a door with private access to the family bathroom which presents a contemporary white suite with a bath and a shower above including a further door which leads to the hallway.

Nexus House is a high quality development wonderfully positioned off Holywell Hill within 7-10 mins walk of St Albans City Centre and the green space of Verulamium Park and Westminster Lodge sports complex are just a moments walk away. The 'Abbey Flyer' train station to Watford Junction is close by and the M25 & M1 motorway network is easily accessible. There is also an excellent local Primary school within a few minutes walk.





ACCOMMODATION

Hallway

Kitchen

15'9 x 6'4 (4.80m x 1.93m)

Living Room

18'10 x 12' (5.74m x 3.66m)

Master Bedroom

19'1 x 12'2 (5.82m x 3.71m)

En-suite

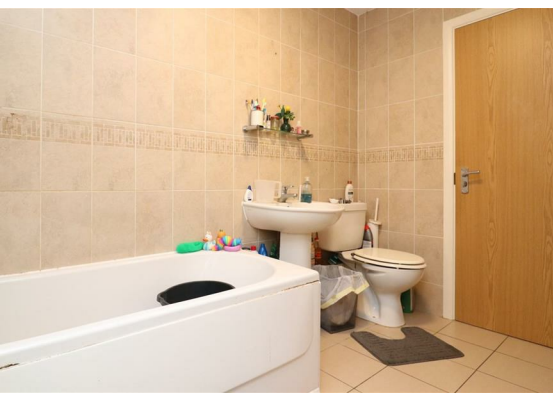
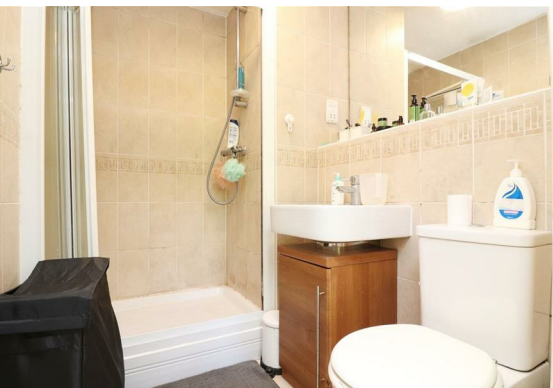
Second Bedroom

14'2 x 8'11 (4.32m x 2.72m)

Family Bathroom

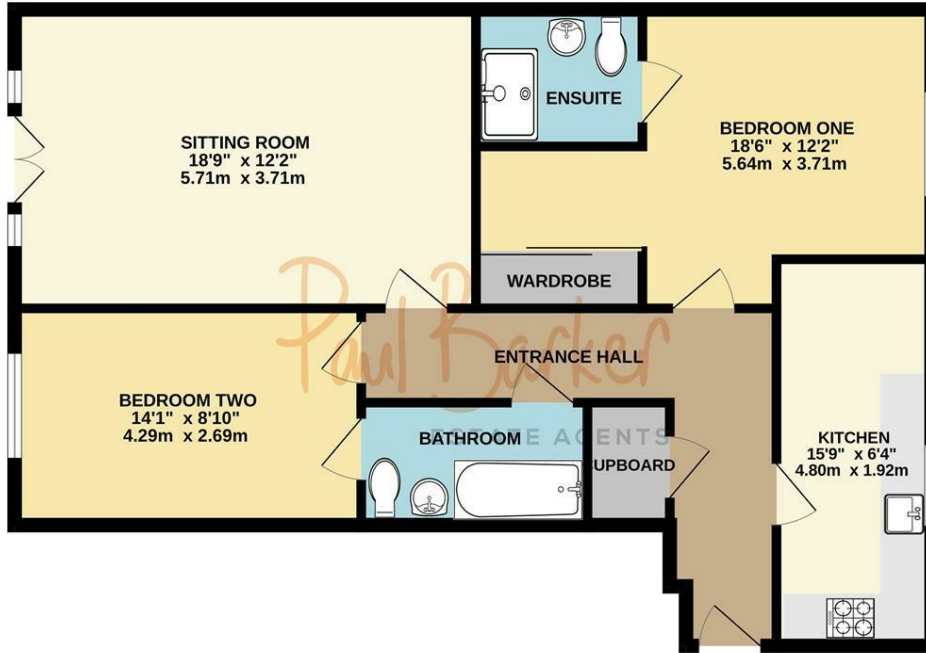
EXTERNAL

Car Parking Space



Floor Plan

GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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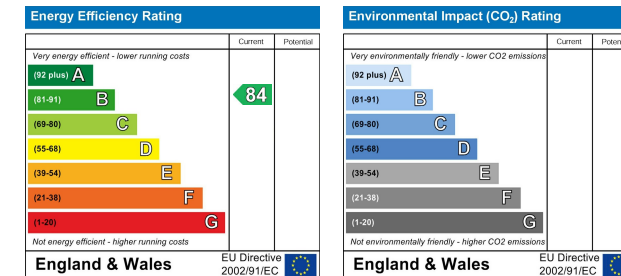
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Area Map



Energy Efficiency Graph



Paul Barker
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