



Flat 52 Cedar Court, St. Albans, AL4 0DL

Guide price £250,000 Leasehold





## Flat 52 Cedar Court

St. Albans, AL4 0DL

A bright and spacious two bedroom top floor apartment in St Albans is offered chain free and with a long lease of 978 years remaining.

The accommodation benefits from a welcoming hallway with doors to rooms, a loft hatch and storage cupboards. A bright spacious living room with large double glazed windows over looking manicured gardens leading through to a fitted kitchen with wall and base units and includes recesses for a appliances. A master bedroom with fitted wardrobes and a further second bedroom, both benefiting from pleasant views of the rear of the property. The bathroom features a fitted white suite and a glass wall which allows in natural light.

Cedar Court is conveniently located near to a local parade of shops, family friendly pub, Smallford farm shop and Cafe and a further thriving parade of shops, services and food outlets all close by in Fleetville and the main line train station into St Pancras International is approx 1.5 mile away.







## ACCOMMODATION

**Entrance Hall**

**Bathroom**

7'8 x 4'5 (2.34m x 1.35m)

**Bedroom Two**

8'9 x 8'9 (2.67m x 2.67m)

**Bedroom One**

11'6 x 11'7 (3.51m x 3.53m)

**Living Room**

16'4 x 10'8 (4.98m x 3.25m)

**Kitchen**

8'7 x 7'8 (2.62m x 2.34m)

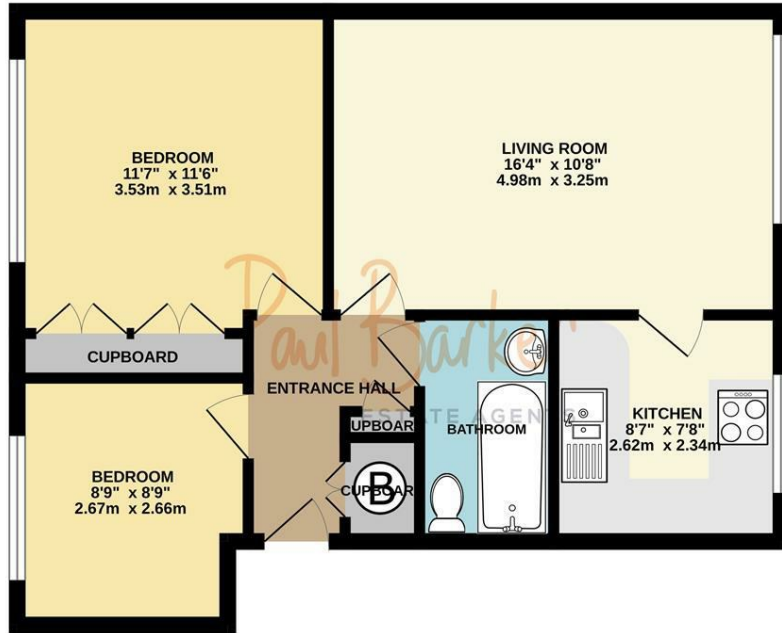
**Boiler Cupboard**

**Storage Cupboard**

**Leasehold Details**

## Floor Plan

**GROUND FLOOR**  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.4 sq.m.) approx.  
Whilst 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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

