Flat B, 58 London Road, St. Albans, AL1 1NG

Guide price £275,000 Leasehold

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Paul Barker
ESTATE AGENTS

Flat B, 58 London Road

St. Albans, AL1 1NG

A beautifully presented one bedroom first floor apartment with characterful features and high ceilings located very close to the City Centre and main line train station.

The property begins with a secure communal entrance leading in to a hallway with stairs to a private front door opening into a welcoming hallway.

There is a bright open plan living area with a dining space, a lounge with bay sash style windows, a feature fireplace, decorative cornices and a ceiling rose framing a stylish chandelier and a fitted kitchen including a gas hob and bespoke wooden shelves.

Further features include a double master bedroom with bay sash style windows and a family bathroom with a white suite and waterfall shower over the bath.

Set on London Road where there's a thriving parade of shops, restaurants and pubs with the convenience of the City Centre just moments walk away.

ACCOMMODATION

Communal Entrance

Private Hallway
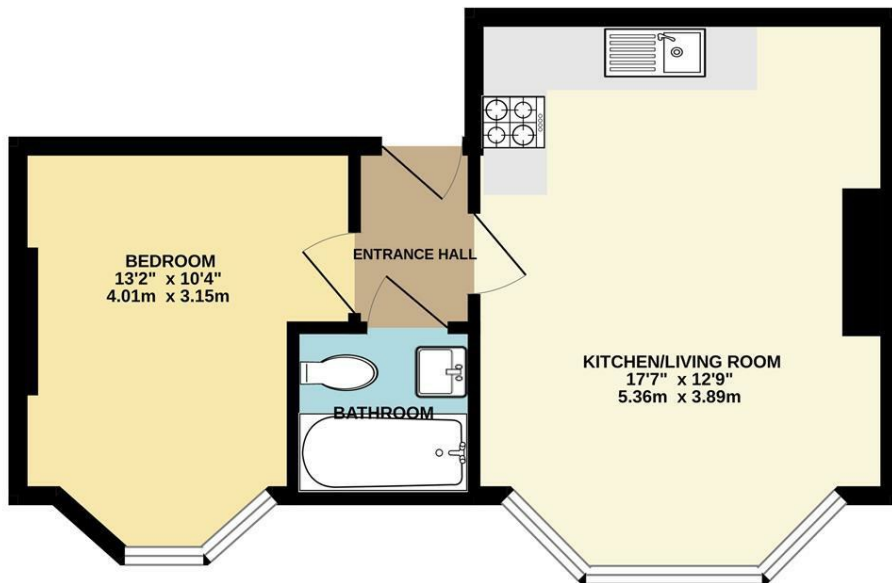
Kitchen/Living Room
17'7 x 12'9 (5.36m x 3.89m)

Bathroom

Bedroom
13'2 x 10'4 (4.01m x 3.15m)

Floor Plan

FIRST FLOOR
366 sq.ft. (34.0 sq.m.) approx.

BEDROOM
13'2" x 10'4"
4.01m x 3.15m

ENTRANCE HALL

BATHROOM

KITCHEN/LIVING ROOM
17'7" x 12'9"
5.36m x 3.89m

TOTAL FLOOR AREA : 366 sq.ft. (34.0 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.
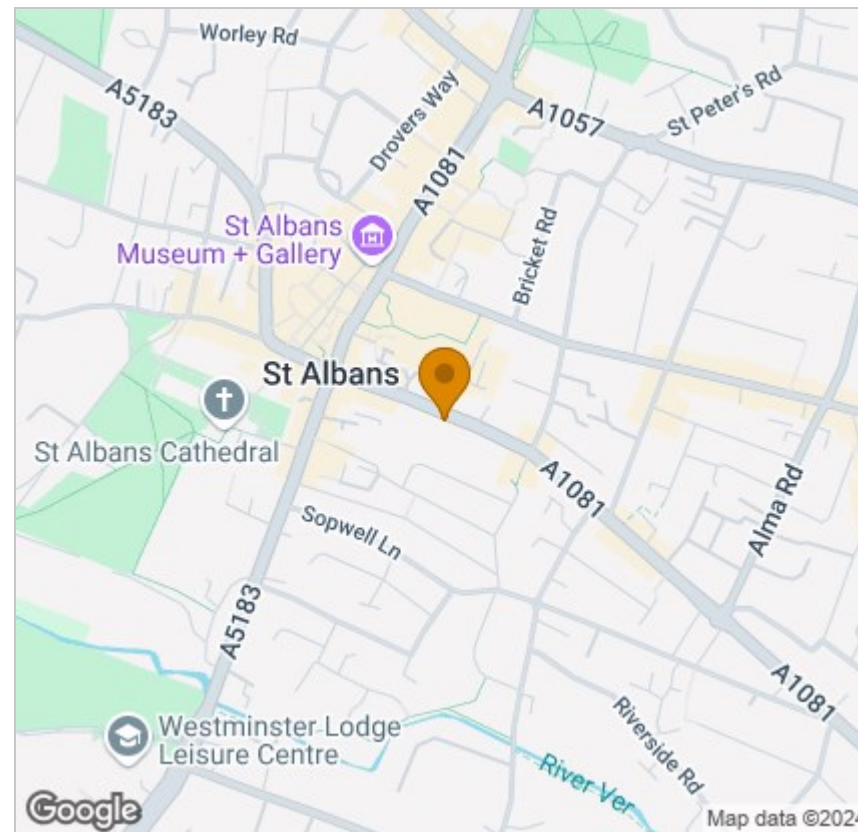Made with Metropix ©2024

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Viewing

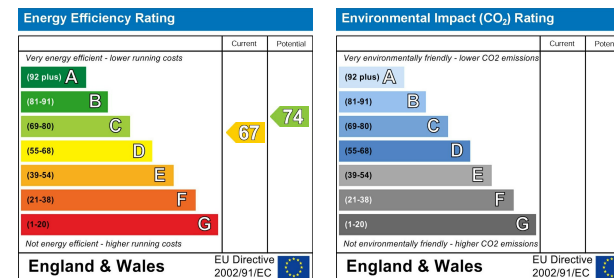Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.