



1 Mary Pedlow Court High Street, St. Albans, AL2 1RP

Guide price £295,000 Leasehold



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St. Albans, AL2 1RP

A unique and particularly spacious ground floor apartment in a small development of four quality homes.

Situated in the heart of the village of London Colney, convenient for local shops and on a regular bus route into St Albans and the main line station.

The bright well planned accommodation includes two generous double sized bedrooms, an open plan living space with a fully integrated kitchen, a dining area and a lounge with a box bay window with a front aspect.

Further impressive features include a spacious bathroom with a white suite and bath/shower, gas central heating, UPVC double glazed windows and allocated parking inside the private garage, this is an excellent property which we highly recommend for an early viewing.

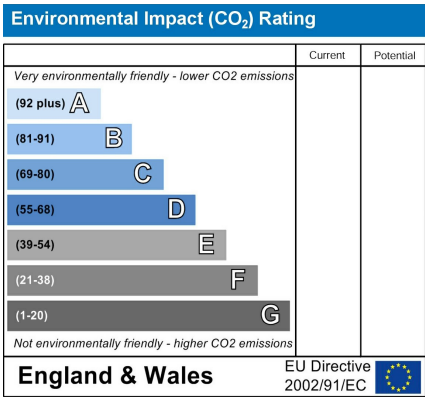
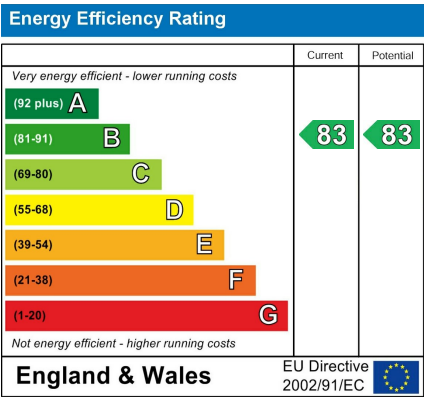
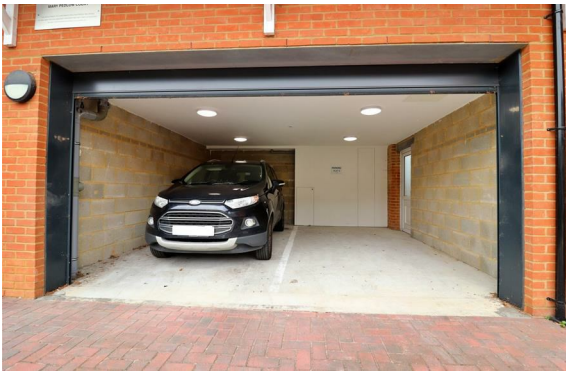
Externally there is side passage with a bin store and a communal courtyard rear garden.



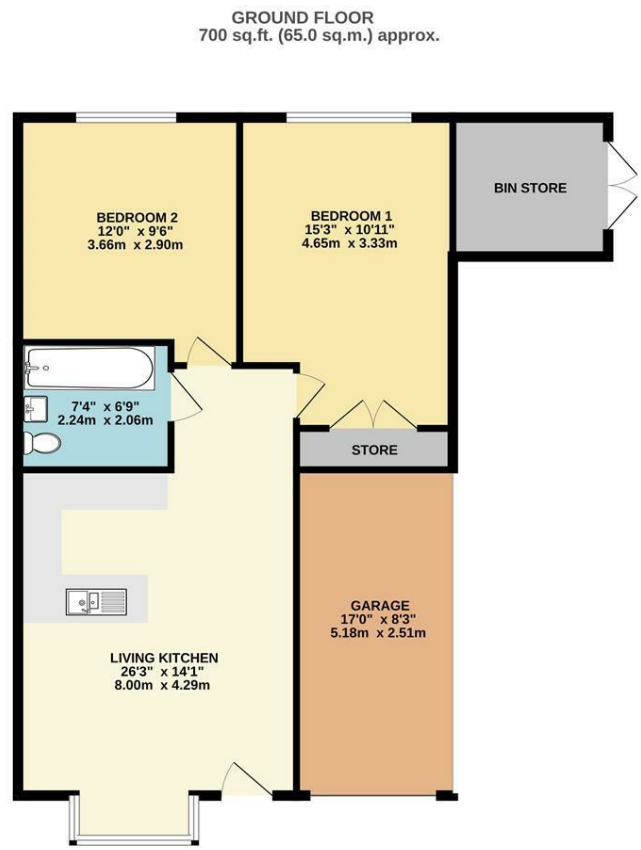


- Private Entrance
- Living Room/Kitchen/Diner
26'3 x 14'1 (8.00m x 4.29m)
- Bedroom one
15'3 x 10'11 (4.65m x 3.33m)
- Bedroom Two
12'0 x 9'6 (3.66m x 2.90m)
- Bathroom
7'4 x 6'9 (2.24m x 2.06m)
- Bin Store
- Garage
17'0 x 8'3 (5.18m x 2.51m)
- Courtyard Garden
- Service Charge - £600pa
- Ground Rent - £100pa
- Lease remaining - 123 Years

Energy Efficiency Graph

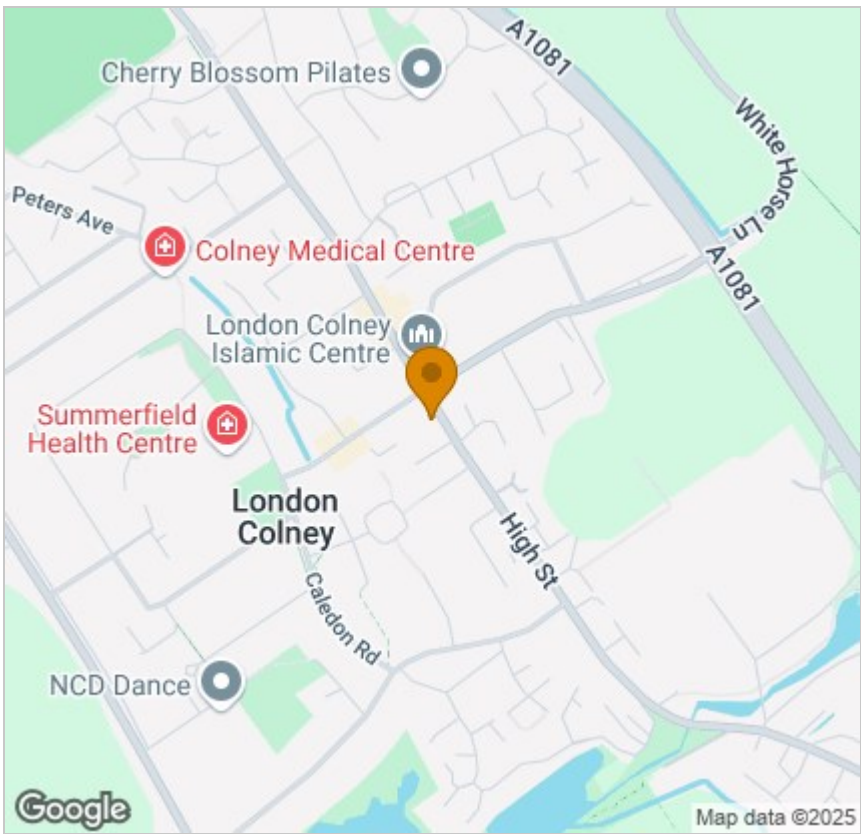


Floor Plan



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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.
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Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.