



Cranmore Court Avenue Road, St. Albans, Hertfordshire AL1 3QS

Guide price £259,950 Leasehold



Paul Barker
ESTATE AGENTS

Cranmore Court Avenue Road

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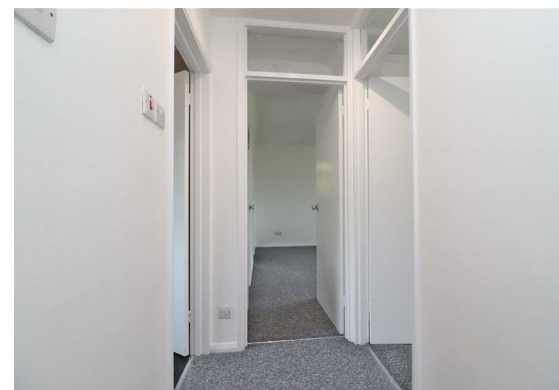
A bright and spacious one double bedroom, first floor apartment forming part of sought after development in a wonderfully convenient central location, within 10 minutes of the train station. The property is offered with the benefit of a long lease, garage, no upper chain and no neighbouring properties to the side or above.

The accommodation begins with a security entry phone system at the communal door with stairs to all floors. The front door opens into a welcoming entrance hall with a generous storage cupboard and doors to rooms. The spacious lounge/dining room has a window over-looking the communal gardens, an original wood parquet floor and a door leading to a separate kitchen. This room has an extensive range of white shaker style wall and base units with worktops above, incorporating a 1 1/2 bowl sink with mixer tap and recesses for a cooker, washing machine and fridge/freezer. The well-proportioned double bedroom has a window over-looking the gardens and a range of fitted wardrobes. The modern bathroom suite incorporates a bath, mixer tap with wall mounted shower above and shower screen, basin with storage below and W.C.

Externally there are well-kept communal gardens, residents parking spaces and a garage with an up and over door.

Avenue Road is conveniently positioned within a ten minute walk of the main line train station to St Pancras International and City Centre and with is wide range of shopping and leisure facilities and the green open spaces of Clarence Park is within two minutes walk.





Communal Entrance

Hallway

Lounge/Dining Room

12'11 x 10'11 (3.94m x 3.33m)

Kitchen

8'11 x 6'9 (2.72m x 2.06m)

Bedroom

10 x 8'6 (3.05m x 2.59m)

Bathroom

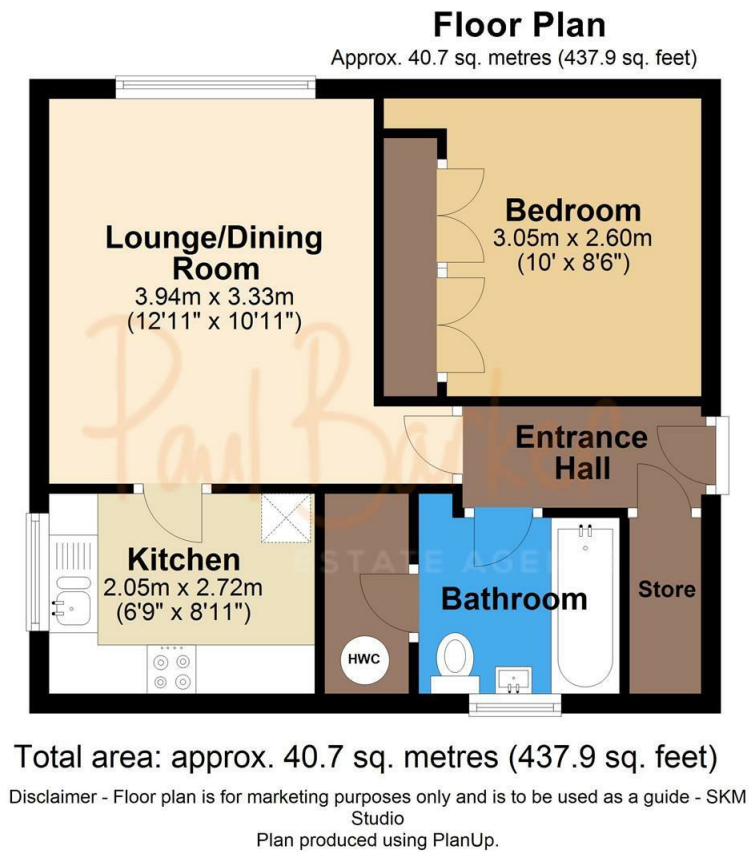
Communal Gardens

Garage

LEASEHOLD - 115 Years Remaining



Floor Plan



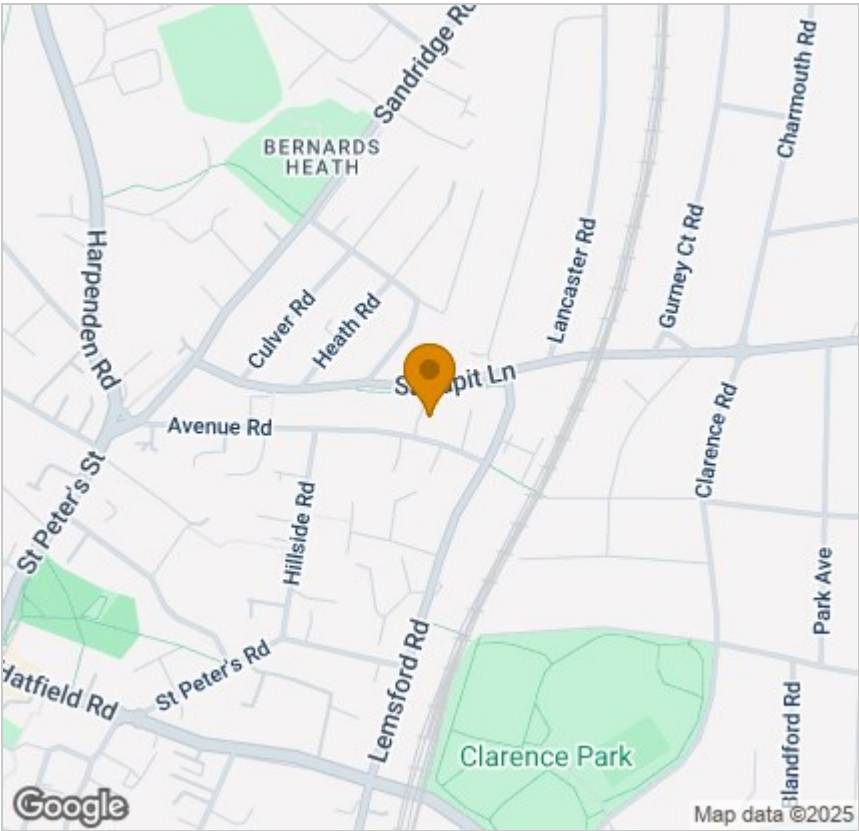
Viewing

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.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph

