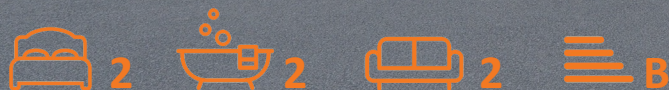




Flat 7 Dawn Court Bakers Close, St. Albans, AL1 5FH

Guide price £350,000 Leasehold





## Flat 7 Dawn Court Bakers Close

St. Albans, AL1 5FH

Situated just a 10-minute walk from St. Albans City Station, with direct links to London St Pancras International, this beautifully presented second floor apartment offers a blend of modern comfort and convenient living.

The property features two spacious double bedrooms and two modern bathrooms, including a stylish en-suite to the master. A stylish kitchen includes part integrated appliances, while the bright, dual-aspect lounge/dining room overlooks the communal gardens and offers an ideal space for relaxing or entertaining, and a built-in hallway cupboard provides excellent storage.

The master bedroom benefits from a generous built-in wardrobe and en-suite shower room. The second bedroom is also a well-proportioned double, served by a modern bathroom with bath, overhead shower, basin, and WC.

Additional features include, secure entry via entry phone system, well-maintained communal gardens, residents' and visitors' parking, an allocated parking space, and a long lease.

Located within 0.6 miles of the mainline train station and close to a local parade of shops, the property also offers easy access to the amenities, restaurants, and services of nearby Fleetville. This apartment is ideal for professionals, downsizers, or investors seeking a stylish and conveniently located home.







## SECOND FLOOR

### Entrance Hall

### Lounge/Dining Room

14'7 x 12'11 (4.45m x 3.94m)

### Kitchen

9'4 x 12'11 (2.84m x 3.94m)

### Bedroom 1

14'5 x 10'8 (4.39m x 3.25m)

### En-suite

### Bedroom 2

10'9 x 9'9 (3.28m x 2.97m)

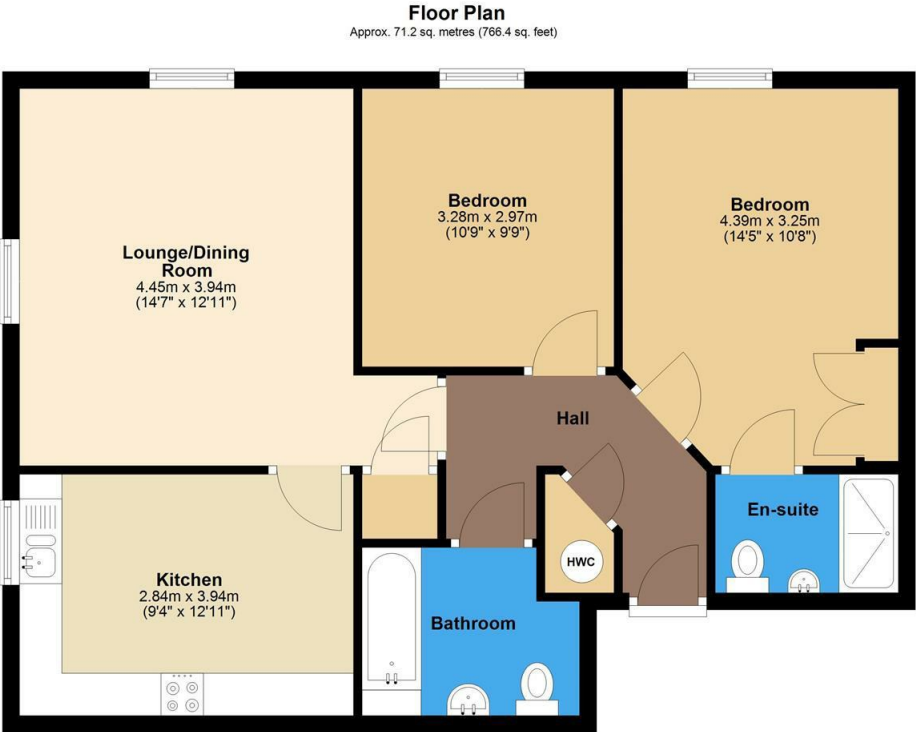
### Bathroom

## OUTSIDE

### Communal Gardens

### Allocated Parking

Floor Plan



Total area: approx. 71.2 sq. metres (766.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp. □

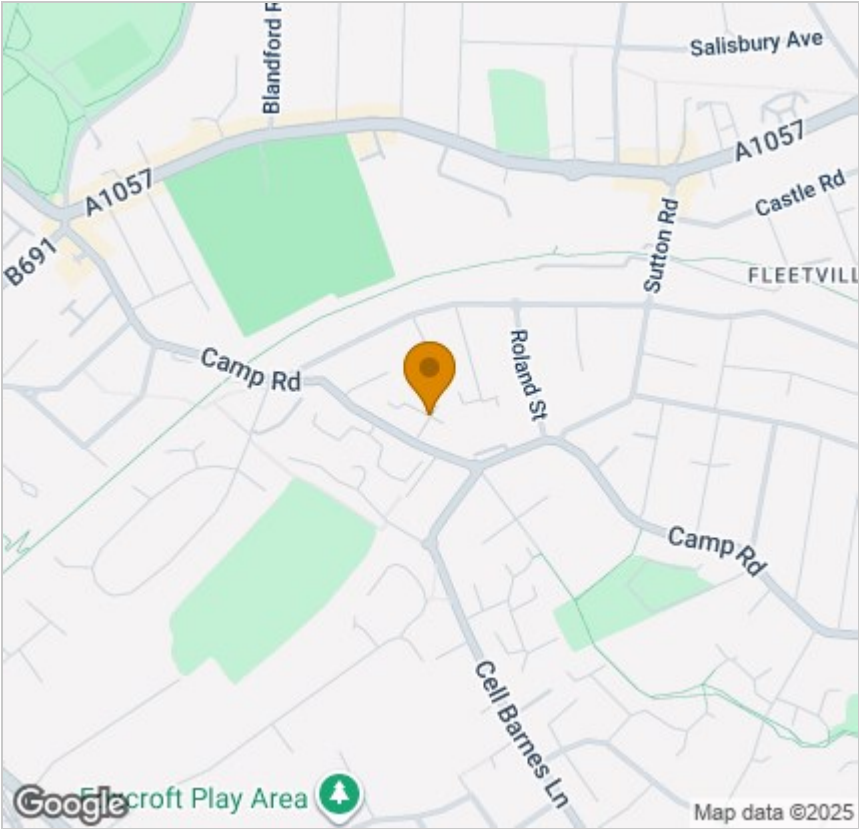
Viewing

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.

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Area Map



Energy Efficiency Graph

