



Flat 121 Ziggurat House 25 Grosvenor Road, St. Albans, AL1 3UP

Guide price £450,000 Leasehold



Flat 121 Ziggurat House 25

St. Albans, AL1 3UP

A wonderfully bright and spacious two double bedroom luxury apartment with fabulous far reaching views of St Albans cathedral and Gorhambury with the added benefit of allocated underground parking.

The accommodation begins with an impressive entrance lobby with concierge as well as lifts and stairs to all floors. The property is situated on the top, seventh floor with a front door leading into a welcoming entrance hall with airing cupboard housing the hot water cylinder. The kitchen/living room enjoys a dual aspect with window to the side and double doors opening to a Juliette balcony, engineered oak flooring and a quality fitted kitchen with a range of white gloss wall and base units with worktops above and integrated Smeg appliances.

The master bedroom benefits from double doors leading out to a Juliette balcony and has fitted double wardrobes. The second bedroom also enjoys double doors leading to a Juliette balcony with views of the cathedral and has a range of built in wardrobes and a bookcase. The quality contemporary bathroom comprises a bath with a wall mounted waterfall shower above and shower screen, basin with storage below, a W.C. and heated towel rail.

Ziggurat House is perfectly located within a few minutes' walk of St Albans City train station with trains leading to St Pancras International (in 19 minutes), and beyond. There are a number of local shops, restaurants and coffee shops close by and the vibrant City centre is ten minutes' walk away.





ACCOMMODATION

Communal Entrance Lobby

Entrance Hall

Kitchen/Living Room

18'6 x 12'5 at maximum (5.64m x 3.78m at maximum)

Bedroom 1

14'7 x 9'8 (4.45m x 2.95m)

Bedroom 2

16'9 x 9'6 (5.11m x 2.90m)

Bathroom

Secure Off Street Parking

LEASEHOLD - 117 YEARS



Floor Plan



Total area: approx. 58.9 sq. metres (634.0 sq. feet)

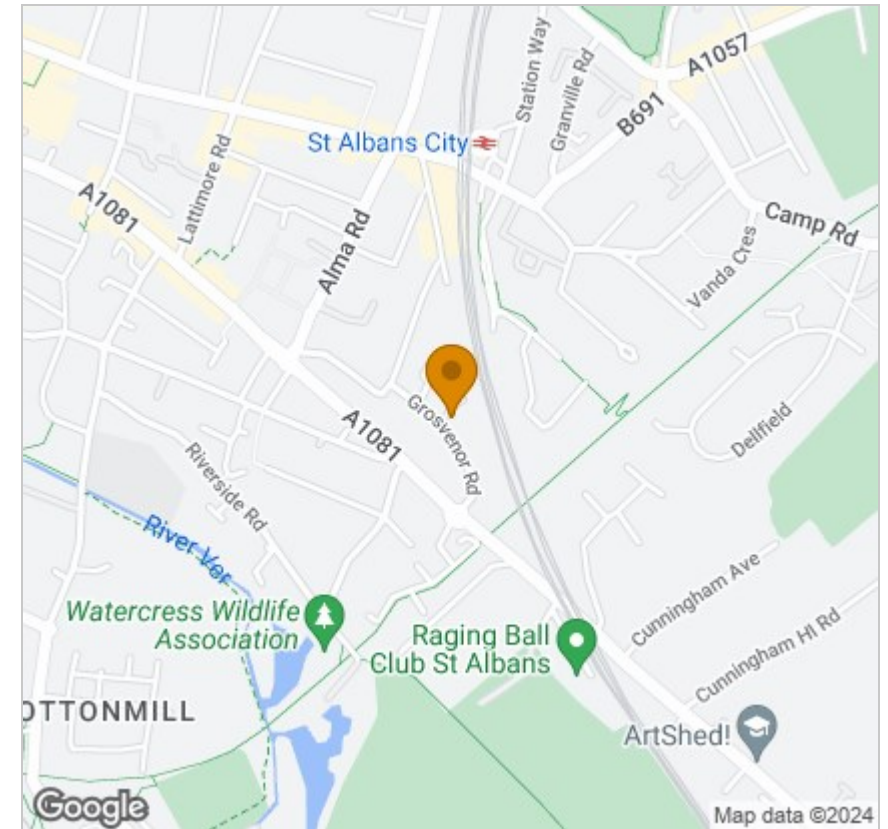
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Viewing

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

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Area Map



Energy Efficiency Graph

