

Marlborough Road

St. Albans, AL1 3XO

WHELAN HOUSE

Marlborough Road

St. Albans, AL1 3XQ

Guide Price £230,000

- One Double Bedroom
- Lower Ground Floor Apartment
 - Great Location
- Close to the Station & Town Centre
 - Fully Fitted Modern Kitchen
 - Neff Appliances
 - Long Lease
 - Fitted Wardrobes
- Modern Shower Room
 - Chain Free





Marlborough Road

St. Albans, AL1 3XQ

Located in the heart of the city center and just moments from the mainline station, this well-presented one-bedroom apartment is offered for sale chain-free.

Renovated in 2021 to a very high standard, it features a high-quality matt grey fitted kitchen with integrated Neff appliances. The generous double bedroom includes fitted wardrobes and a double-glazed sash window. The high-quality shower suite incorporates a shower cubicle, basin with storage below, a heated towel rail, and a W.C. Additional features include a private entrance and a long lease.

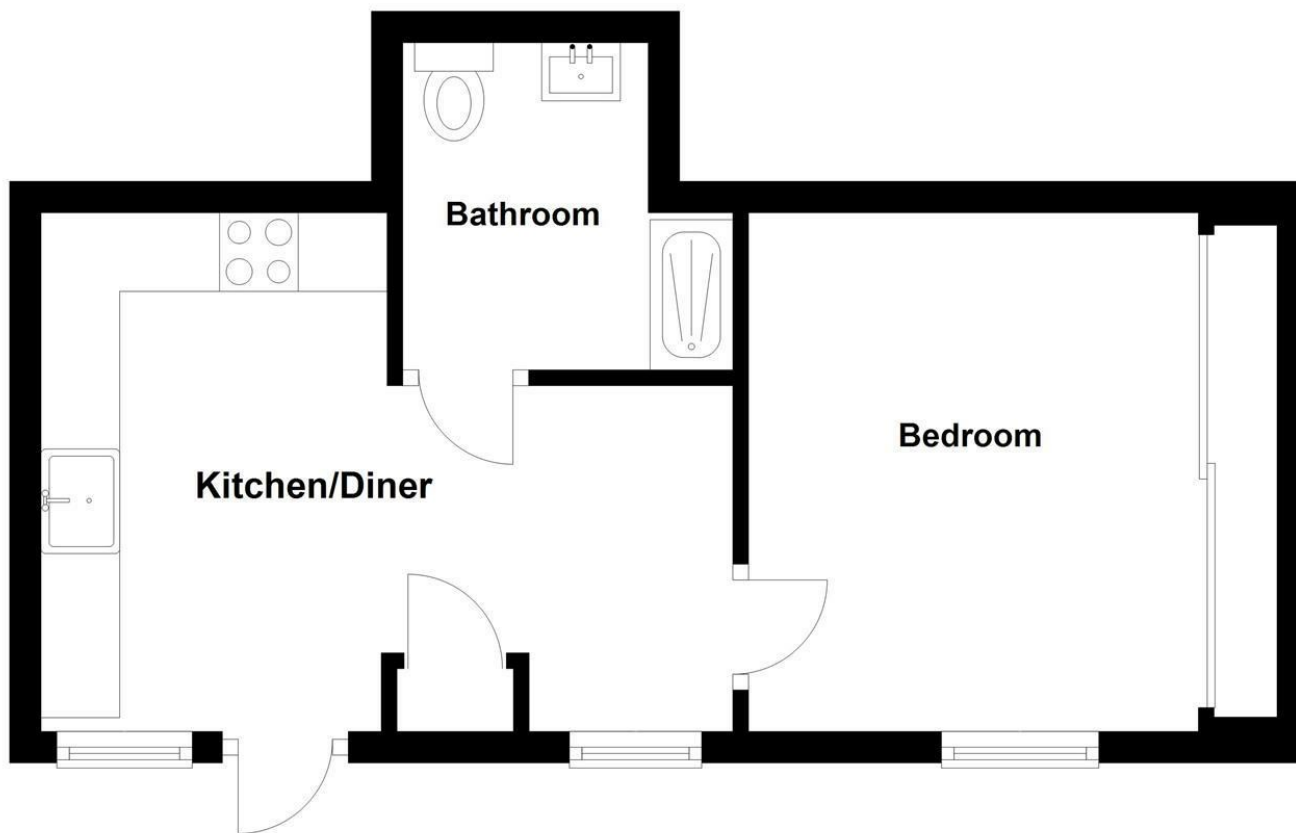


Ground Floor

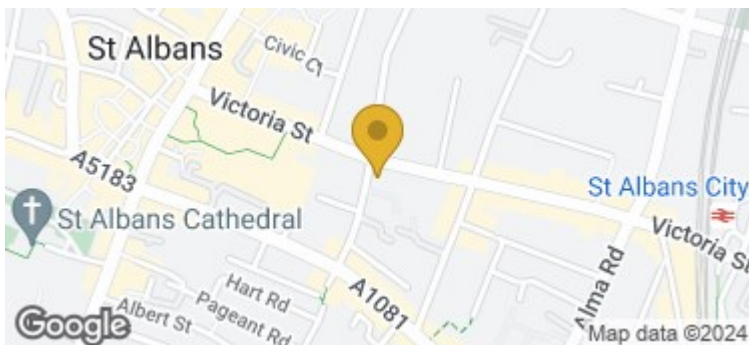
Approx. 28.2 sq. metres (303.2 sq. feet)



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Total area: approx. 28.2 sq. metres (303.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	70
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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