



Because property is personal with...

Charrington Place, St Albans

**BELVOIR!**



**Guide price £525,000**



## Key Features

- CHAIN FREE
- STUNNING VIEWS
- BRIGHT AND AIRY THROUGHOUT
- ALLOCATED UNDERGROUND PARKING
- WALKING DISTANCE TO ST ALBANS MAINLINE STATION
- HIGHLY SOUGHT AFTER DEVELOPMENT
- EPC rating C





This exceptional two-bedroom apartment is a rare opportunity to own a stylish and modern home in the heart of St Albans. Perfectly suited for commuters and professionals, the property offers an open-plan layout, contemporary living spaces, and a prime location with excellent transport links.

The apartment features two spacious double bedrooms, one of which benefits from an en-suite bathroom, offering both comfort and privacy. The open-plan reception room flows seamlessly into a balcony, creating a bright and inviting space to relax or entertain while enjoying the stunning views. Though the property does not currently include a kitchen, the open layout allows for creative design and customization to suit the buyer's vision.

Located in one of the most desirable areas of St Albans, this apartment is perfectly positioned for easy access to essential amenities and facilities. For commuters, the city's excellent train links to London St Pancras International—just under 30 minutes away—make it an ideal choice.

A unique highlight of this property is its inclusion of a parking space, a rare and valuable feature in such a sought-after area. Additionally, the property is being sold chain-free, ensuring a smooth and efficient purchasing process for prospective buyers.

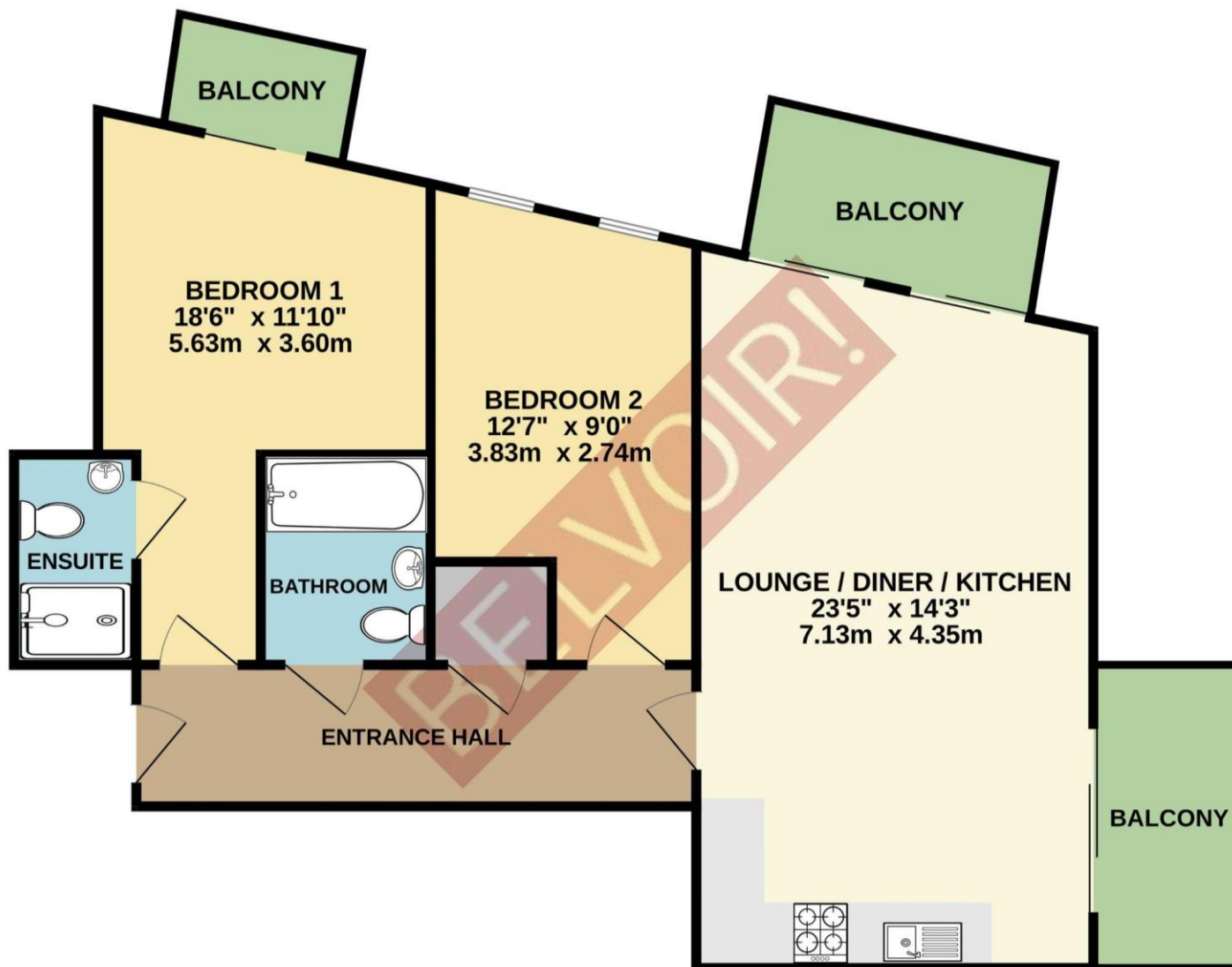
Opus House offers a blend of modern convenience and charm, making it an outstanding choice in today's competitive market. With two bedrooms, two bathrooms, a balcony, and parking, all in a location with superb London connections, this apartment is not to be missed.

### Agent's Notes

Belvoir are advised;  
Council tax - St Albans band D  
Years remaining on lease - 982  
Service charge -  
Ground rent -

### Belvoir Disclaimer

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



TOTAL FLOOR AREA : 726sq.ft. (67.4 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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