



Abbots Park, St Albans



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## Guide price £315,000

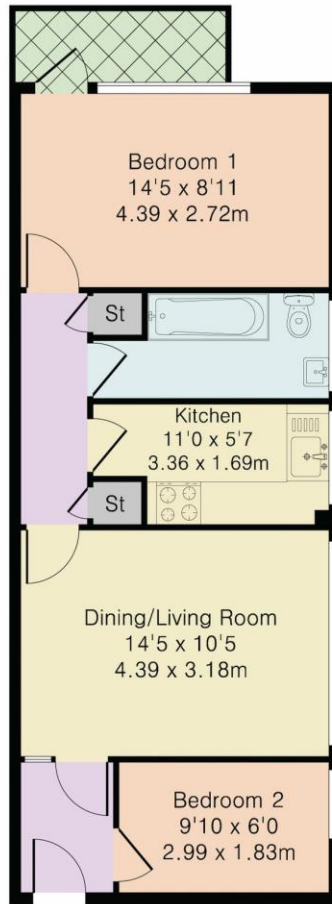
- First Floor Flst
- Private balcony
- Close to transport
- Communal Garden
- Two Bedrooms
- No Upper Chain
- Leasehold
- Extra Storage Room Outside



A spacious two-bedroom first floor apartment occupying an enviable position just a short distance St Albans City centre with its comprehensive range of shopping, restaurants and leisure facilities. The mainline station is also nearby with a link to London St Pancras International and Kings Cross with an interconnecting Eurostar service. The property has easy access to the M25. The accommodation itself is briefly comprised of a welcoming entrance hall, two bedrooms, a spacious lounge/dining room, kitchen and bathroom. There is also a pleasant balcony area ideal for al fresco dining. Additional benefits include access to residents parking, extensive communal gardens and a handy and sizeable storage cupboard with power and light.



Approximate Gross Internal Area 530 sq ft – 49 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Disclosure: These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



Northwood St Albans

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