



Key Features

- ✓ Gated development
- ✓ Two balconies
- ✓ Landscaped Communal Gardens
- ✓ Luxury apartment
- ✓ Leasehold
- ✓ EPC rating C



London Road, St Albans

OIRO £600,000



A luxury two bedroom apartment with two balconies located on the first floor of this modern, gated development within a mile of the main train station with its 20 mins train link into London St Pancras - London Bridge, The City and Luton/Gatwick Airports are all along the same line.

This exclusive development is finished to a very high standard, has a lift, parking and landscaped communal gardens with barbeque facility, external storage shed and individual allotment plot to grow your own herbs and vegetables.





The apartment comprises master suite with integrated wardrobe, floor-to-ceiling windows with sliding door, walk-on balcony to enjoy the shared garden space and en-suite bathroom with walk-in rainforest shower over bath. A further bedroom is present along with separate bathroom with shower and neutral decor throughout.

The reception area offers a large space for lounge and dining with two tasteful floor-to-ceiling southwest facing windows which lead out onto a walk-on balcony, plus modern integrated kitchen with appliances and plenty of storage. A separate utility area off the kitchen houses more storage and a washer dryer.



Lease Details

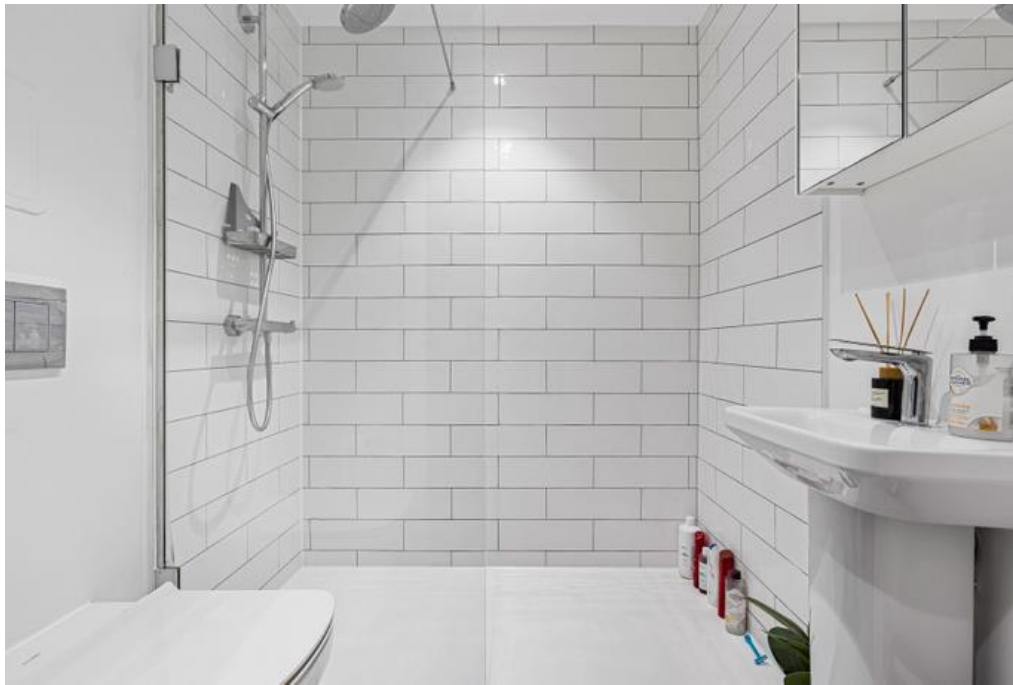
125 Years from 2017

Ground Rent

£400 per annum

Service Charge

£2320 per annum (based on this year's charges)



Approximate Gross Internal Area 797 sq ft – 74 sq m



First Floor

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.

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