



25 Grosvenor Road, AL1 3UP  
St Albans







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\*\* AVAILABLE NOW - ALL BILLS INCLUDED \*\*

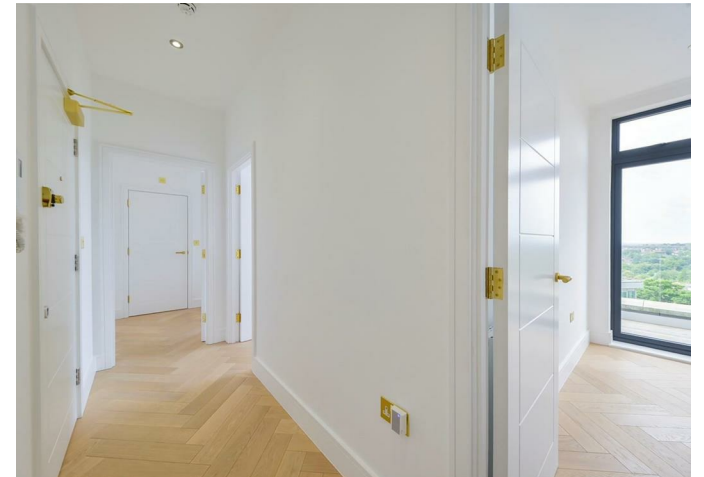
Luxurious living - this stunning penthouse apartment is located in the heart of St Albans just moments from Thameslink Station!

Have the advantage of stress free living with all your utilities and Wifi included within the fixed monthly price, as well as secured parking & exquisite standard of furniture.

This property offers two excellent size double bedrooms - with a contemporary ensuite bathroom located off of the master bedroom as well as built in wardrobes which allow masses of storage. A bright and airy living space with access to the private balcony overseeing the views of the town plus a modern high spec kitchen with premium appliances fitted. Along with a luxury main bathroom hosting a bath & shower.

Immaculately presented throughout - this penthouse apartment is perfect for high quality living in a modern, superior development!

£5,395 Per Month



- **\*\* ALL BILLS INCLUDED \*\***
- **Penthouse**
- **Furnished with high quality furniture**
- **2 bathrooms**

- **Available NOW**
- **721 sq ft**
- **Council tax band D**
- **City centre location**







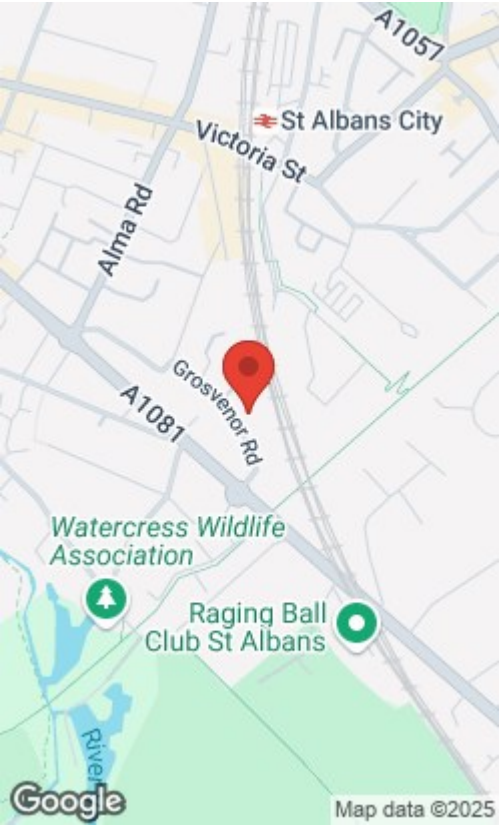






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



THE PROPERTY MISDESCRIPTONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.



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