



HEARTWOOD
HOMES

Cotsmoor Granville Road, St. Albans, AL1 5BW

£275,000

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Presenting a chain-free opportunity, this meticulously maintained two-bedroom ground floor apartment is nestled within an over 55's warden-assisted apartment block, ideally situated in a vibrant central location.

Upon entry, you're greeted by a spacious entrance hall boasting ample built-in storage cupboards, offering practicality and convenience. The living room basks in natural light, courtesy of its sunny aspect, creating an inviting and airy ambiance. Flowing seamlessly from the living space is the well-appointed fitted kitchen, providing functionality and style.

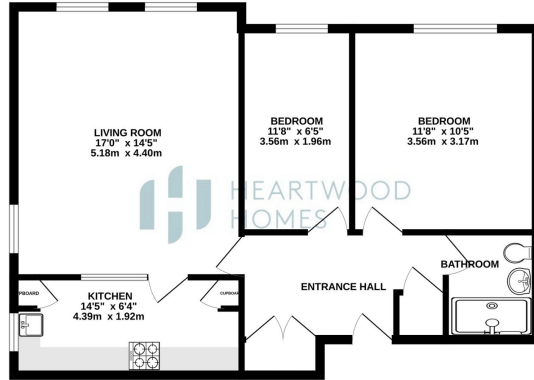
Both bedrooms are generously sized, ensuring ample room for relaxation and rest. The fitted shower room, equipped with accessibility aids, enhances comfort and convenience for residents. Rooms are fitted with emergency pull cords.

Residents are afforded the opportunity to partake in a variety of social events within the communal room, fostering a sense of community and camaraderie. Additionally, the landscaped grounds offer a tranquil retreat for residents to unwind and enjoy the outdoors. Cotsmoor is located opposite the beautiful Clarence Park with its bustling café, bowls and croquet clubs.

It's important to note that residents must be over the age of 55 and are subject to a meeting with the management company, Anchor, ensuring a harmonious and supportive living environment.



GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx.
Model views shown are for general guidance only and are not intended to represent the actual appearance of the finished building. All dimensions, measurements and any other data are approximate and the responsibility is taken for any errors, omissions or misstatements. The plan is for general guidance only and should not be used for any prospective purchase. The landlord, agents and applicable laws have been reviewed and no guarantee is made as to the accuracy of the information shown.



- Chain free
- Over 55's
- Close to great transport links
- Residents lounge
- Two bedroom ground floor apartment
- Fantastic central location
- Residents & visitors parking
- EPC C

