



Connells

Davis Court  
St. Albans



### Property Description

Davis Court is a well-presented purpose-built retirement apartment occupying an enviable position within this popular and conveniently located development. On the Second floor with an internal elevation the apartment overlooks the gardens and grounds within Davis Court and enjoys an enviable south easterly aspect to the living, bedroom and kitchen. The main accommodation leads from an entrance hall, with two storage cupboards, to a spacious open plan sitting/dining room, with a bay window over looking the rooftops of St Albans and Shenley, and then onto the kitchen with an integrated oven and hob and space for a washing machine and fridge freezer. A comfortable bedroom with fitted wardrobes and a separate modern shower room. All rooms are fitted with emergency pull cords.

with kitchen and a residents' laundry/drying room. There is a secure entry phone system, a lift to all floors, shared parking for residents and their guests, an on-site manager, and the use of a guest bedroom at a nominal rate.

### Entrance Porch

11' 2" x 5' ( 3.40m x 1.52m )

### Lounge

9' 9" x 19' 1" ( 2.97m x 5.82m )

### Kitchen

7' 2" x 7' 10" ( 2.18m x 2.39m )

### Bedroom

14' 8" x 8' 11" ( 4.47m x 2.72m )

### Bathroom

7' 5" x 5' 5" ( 2.26m x 1.65m )

### Davis Crt

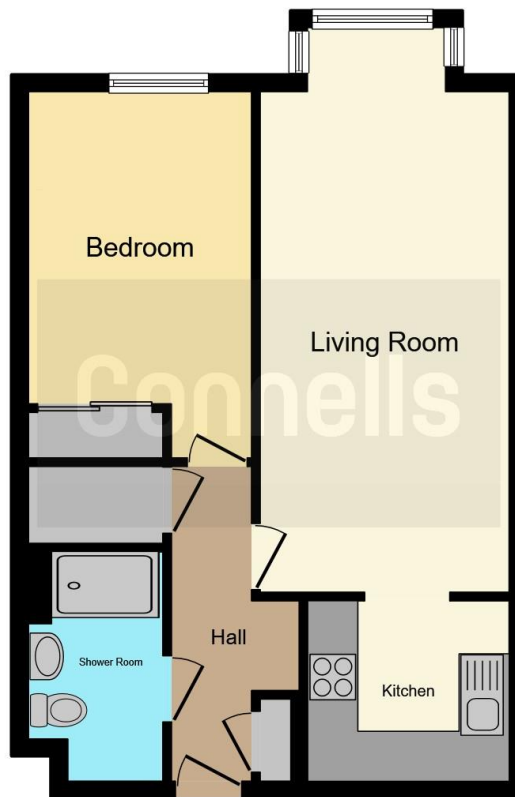
There are well kept communal gardens with a paved sun terrace and well stocked planted flower beds, a communal residents' lounge











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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