



Connells

Ziggurat House Grosvenor Road
St. Albans



Property Description

An incredible two-bedroom penthouse apartment located within the highly sought after Ziggurat House, one of St Albans premier developments within recent years. The property offers a wealth of features including an incredible full width balcony with stunning South Westerly uninterrupted views running across the entire length of the property and, can be accessed from all rooms. Upon entering the property into the hallway there are doors off to all rooms and the accommodation comprises as follows. There is a dual aspect open plan L-shaped kitchen diner reception room with a bespoke fitted kitchen and central island feature which includes an induction hob, soft closing drawers, stone composite work surface, mood lighting and breakfast bar. There are two double bedrooms which have fitted wardrobes and doors leading out to the balcony. Bedroom one has an ensuite shower room and there is a further three-piece bathroom. Both spa like style bathrooms have tiled walls and floor. This wonderful and unique property has had multiple upgrades from the current owner including a beautiful herring bone flooring and property is offered to the market chain free and comes with its own allocated parking space.

Lounge

21' 8" x 7' 8" (6.60m x 2.34m)

Dining Room

15' 6" x 9' 7" (4.72m x 2.92m)

Kitchen

15' 6" x 9' 7" (4.72m x 2.92m)

Hall

12' 6" x 3' 6" (3.81m x 1.07m)

Bedroom One

14' 2" x 10' 3" (4.32m x 3.12m)

Ensuite

5' 9" x 5' 2" (1.75m x 1.57m)

Bedroom Two

10' 3" x 8' 9" (3.12m x 2.67m)

Bathroom

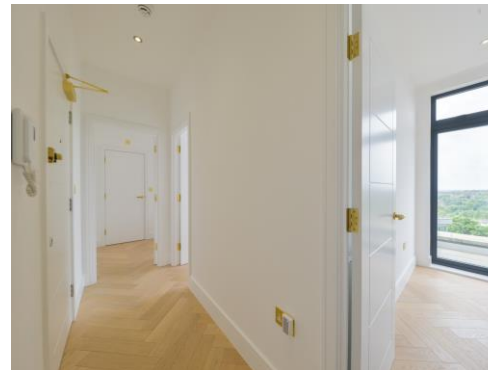
6' x 5' 9" (1.83m x 1.75m)

Balcony

42' 8" x 4' 3" (13.00m x 1.30m)

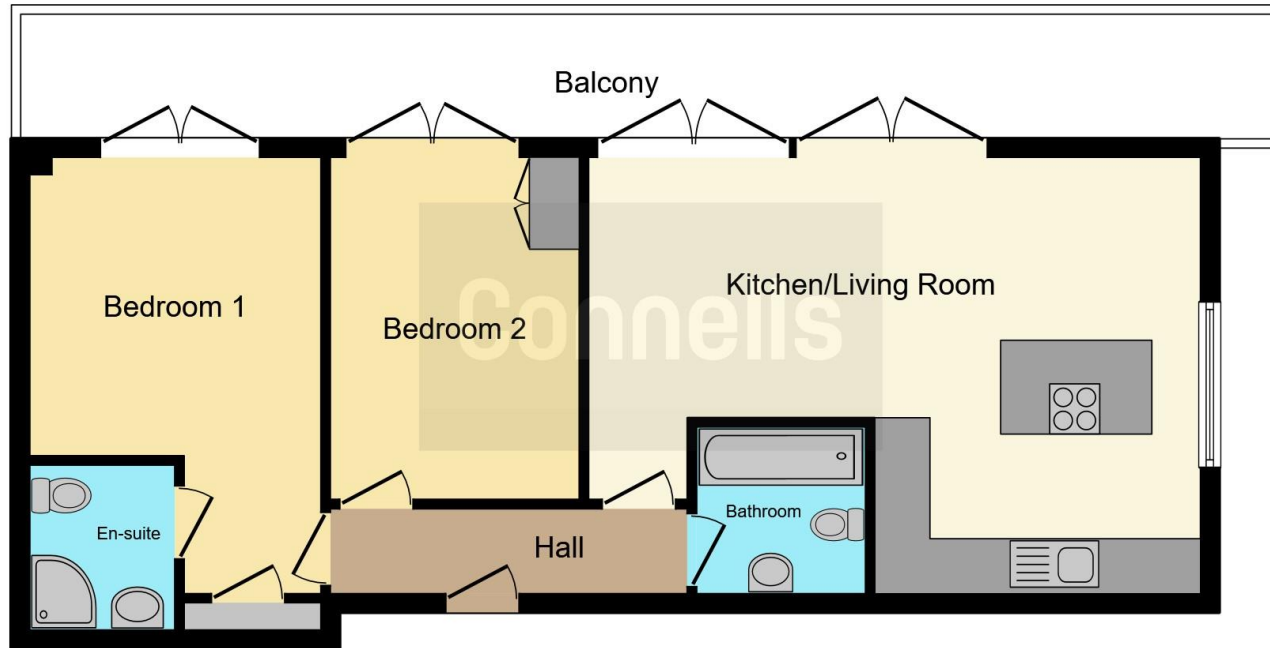
Lounge

21' 8" x 7' 8" (6.60m x 2.34m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: B

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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