



Connells

Riverside Road
St. Albans



Property Description

Welcome to your new home! This delightful chain-free ground floor apartment is a rare find, perfectly situated just a mile from St Albans City train station and a mere 0.6 miles from the vibrant city centre.

Upon entering, you are greeted by a spacious lounge that offers a warm and inviting atmosphere, ideal for relaxing or entertaining friends and family. The apartment boasts two generously sized double bedrooms, providing ample space for restful nights and personal retreats.

The sizeable kitchen is a chef's dream, equipped with plenty of storage and workspace to create culinary delights. The well-appointed bathroom adds to the apartment's functionality and comfort. Step outside to enjoy the beautifully maintained communal gardens, perfect for leisurely strolls or enjoying the fresh air.

With low maintenance charges and residence parking, this property offers a hassle-free lifestyle. One of the standout features of this apartment is the stunning view overlooking the River Ver, providing a tranquil backdrop to your everyday living. Don't miss this incredible opportunity to own a beautiful apartment in a prime location, ideal for first-time buyers, downsizers, or investors. Schedule a viewing today and make this charming residence your own!

Lounge

8' 7" max x 11' 6" max (2.62m max x 3.51m max)

Kitchen

13' 8" max x 7' 9" max (4.17m max x 2.36m max)

Bedroom One

14' 3" max x 11' 1" max (4.34m max x 3.38m max)

Bedroom Two

12' 1" max x 9' 4" max (3.68m max x 2.84m max)





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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EPC Rating: C

view this property online connells.co.uk/Property/STA316478

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Oct 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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