



Connells

Jacob Court Russet Drive
St. Albans



Property Description

This attractively presented bright and airy two bedroom top floor flat in the Highfield Park area of St Albans comprises of an entrance hall with a large cupboard for a washing machine and access to a loft space, a spacious open plan kitchen/diner/lounge, fitted kitchen with built in appliances and marble work top, two bedrooms both with built in mirrored wardrobes, en suite to the master bedroom and a family bathroom. Externally there is allocated parking for one car. With the added benefit of a LONG LEASE.

Jacob Court is located in the popular Highfield Park area to the south east side of St Albans with its own local amenities including a shop, doctor's surgery, chemist, gym and the lovely Highfield Park. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras and excellent access to the major motorway networks.

Entrance Hall

Entry phone, large cupboard with space for washing machine, access to the loft, radiator and carpet.

Kitchen/Diner/Lounge

36' 7" max x 18' 1" max (11.15m max x 5.51m max)

Windows to the front and rear, fitted kitchen with an array of wall and base units, marble work surface, sink and drainer, tiled splash back, built in dishwasher, microwave and fridge freezer, gas hob, electric oven and cooker hood, radiator and laminate flooring.

Bedroom One

15' 1" max x 11' 5" max (4.60m max x 3.48m max)

Window to the rear, built in mirrored wardrobe, radiator and carpet.

En Suite

Three piece suite comprising of wc, wash hand basin and shower, heated towel rail, extractor fan and laminate flooring.

Bedroom Two

11' 9" max x 16' 6" max (3.58m max x 5.03m max)

Window to the front, built in mirrored wardrobe, radiator and carpet.

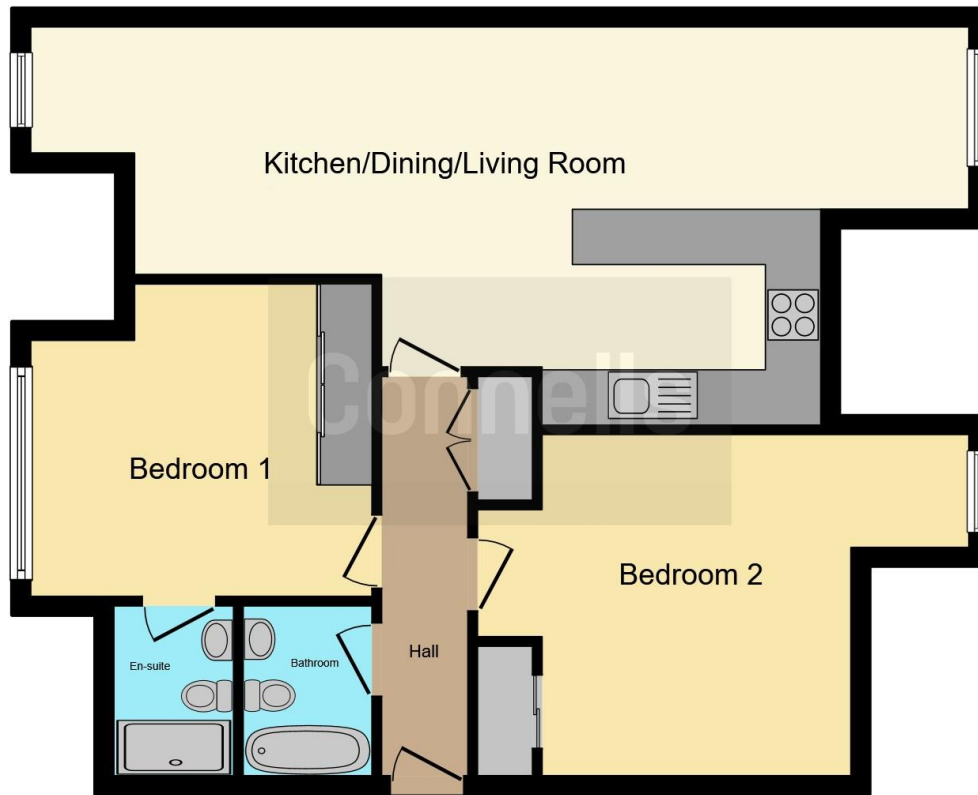
Bathroom

Three piece suite comprising of wc, wash hand basin and bath with shower over, heated towel rail, extractor fan and fully tiled.

Parking

Allocated parking for one car.





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: B

view this property online connells.co.uk/Property/MWK305403

This is a Leasehold property with details as follows; Term of Lease 150 years from 23 Dec 2005. 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.

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