



Connells

Canterbury Court Battlefield Road
St. Albans



Property Description

This well presented two double bedroom ground floor apartment comprises of a bright living/dining room, separate modern kitchen, two bedrooms with built in storage and a shower room. Externally there are well-maintained communal gardens and allocated car port parking.

Canterbury Court is in a fantastic location close by to St Albans City Centre which provides an excellent selection of shopping and leisure facilities and the mainline railway station into London St Pancras. The beautiful Clarence Park is also close by.

Communal gardens.

Parking

Allocated car port parking.

Entrance Hall

Built in storage, radiator and carpet.

Lounge/Diner

11' 5" x 14' 3" (3.48m x 4.34m)
Radiator and carpet.

Kitchen

6' 5" x 7' 8" (1.96m x 2.34m)
Fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, gas hob, electric oven and cooker hood, built in dishwasher, space for washing machine,

Bedroom One

13' 3" x 9' 3" (4.04m x 2.82m)
Built in storage, radiator and carpet.

Bedroom Two

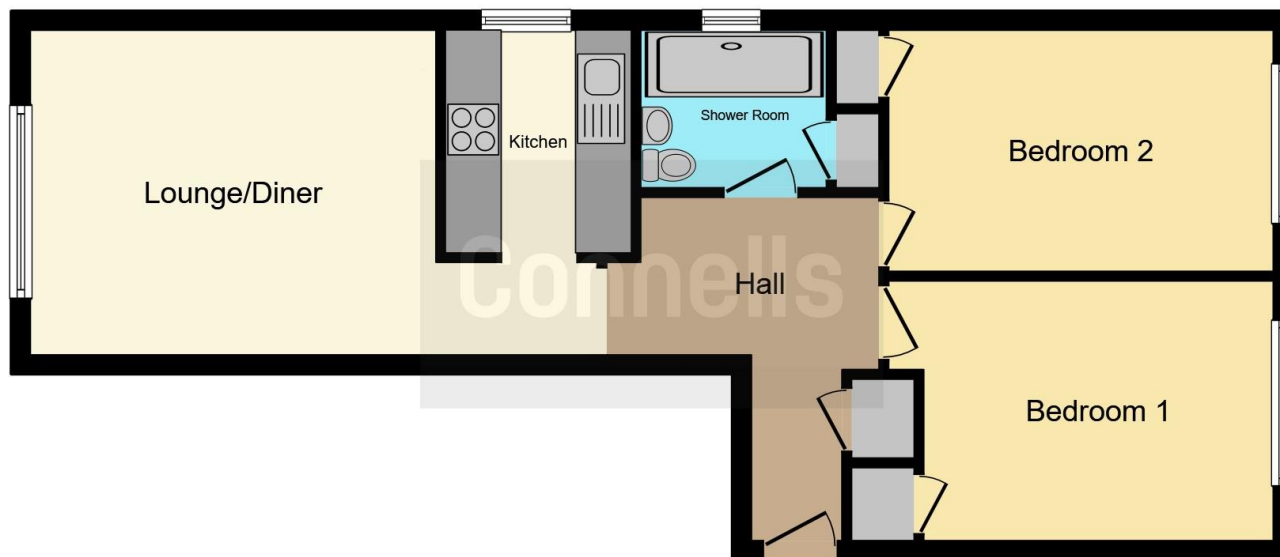
12' 5" x 8' 6" (3.78m x 2.59m)
Built in storage, radiator and carpet.

Shower Room

4' 7" x 6' 4" (1.40m x 1.93m)
Three piece suite comprising of wc, wash hand basin and shower, fully tiled walls and flooring.

Garden





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/MWK305452](https://www.connells.co.uk/Property/MWK305452)

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.

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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