



Riverside Road

A One Bedroom Ground Floor Apartment in St Albans

Ground Floor Apartment in Private Development in Central St Albans

£310,000

- One Bedroom • Bathroom • Kitchen •
- Lounge/Dining Room • Entrance Hall • Ground Floor Apartment • Private Parking • Walking Distance to Mainline Station & City Centre •

Henry's Grant is an attractive residential development in central St Albans, on Riverside Road within easy access of local shops, schools, the town centre, train station and transport links. The property is situated on the ground floor of this private development and is accessed via a communal hallway. Offered to the market with no onward chain, the property would suit a first time buyer or investor alike and is offered in good condition throughout. This one bedroom flat is very well presented and comprises a kitchen, an open plan lounge/dining room, one double bedroom and a modern bathroom as well as allocated parking. St Albans city centre and mainline railway station are within easy walking distance and the location is also very convenient for access to the surrounding motorway network.





Walking Distance of St Albans Mainline Station and City Centre

Accommodation

The front door opens into an entrance hall. From the hallway is the kitchen which has a range of wall mounted and base units with complementary worktops. There is an integrated electric oven and gas hob. An open plan lounge/dining room has two sash windows overlooking the front aspect. There is also one double bedroom and a modern bathroom. There is allocated parking in a private car park accessed from Old London Road.

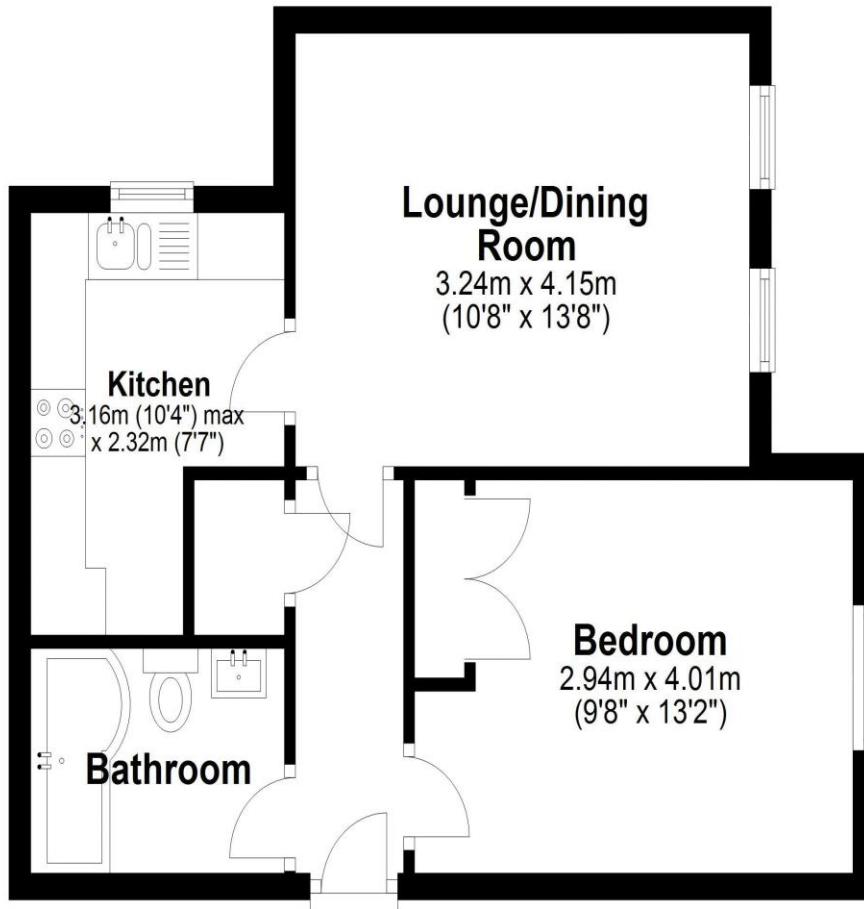
Additional Information

Share of Freehold. 91 Years unexpired on Lease
Service Charge: Approx £1480 per annum including ground rent



Ground Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



Total area: approx. 40.8 sq. metres (439.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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