



42 Davis Court, Marlborough Road, St Albans, AL1 3XU
Guide price £205,000 Leasehold

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42 Davis Court, Marlborough

St Albans, AL1 3XU

An attractively presented one-bedroom, first-floor apartment forming part of Davis Court, a sought-after development for the over-55s, conveniently located close to St Albans city centre. The property benefits from a modern kitchen and shower room, a long lease, lift access and no onward chain.

Davis Court also benefits from a resident manager, a 24-hour emergency monitoring system, regular events in the communal lounge, and guest accommodation for visiting friends and relatives.

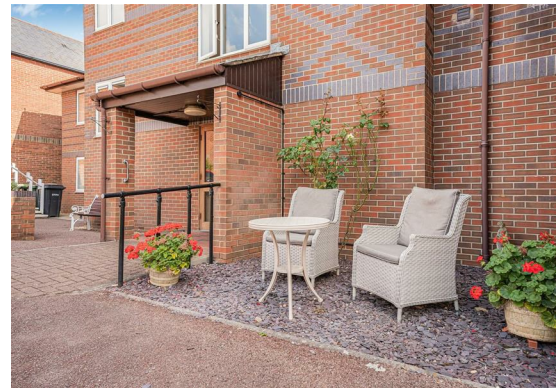
The accommodation is approached through a secure communal entrance, with stairs and a lift serving all floors. The apartment opens into a welcoming entrance hall featuring a useful storage cupboard and doors leading to the principal rooms.

The neutrally decorated living room enjoys pleasant views over the rear garden and provides access to a modern kitchen. This is fitted with a range of white wall and base units, complementary work surfaces and a sink with mixer tap. Integrated appliances include a hob and oven, with additional spaces for a washing machine and fridge-freezer.

The generously sized double bedroom also overlooks the rear garden and benefits from built-in wardrobes. The modern shower room comprises an easy-access, walk-in double shower enclosure, washbasin and WC, complemented by tiled splashbacks.

Outside, residents can enjoy well-maintained communal gardens, together with ample off-street parking.





ACCOMMODATION

Hallway

Living/Dining Room

17'11 x 9'9 (5.46m x 2.97m)

Kitchen

7'10 x 6'11 (2.39m x 2.11m)

Bedroom

14'5 x 8'11 (4.39m x 2.72m)

Bathroom

EXTERNAL

Parking

Communal grounds

LEASE DETAILS

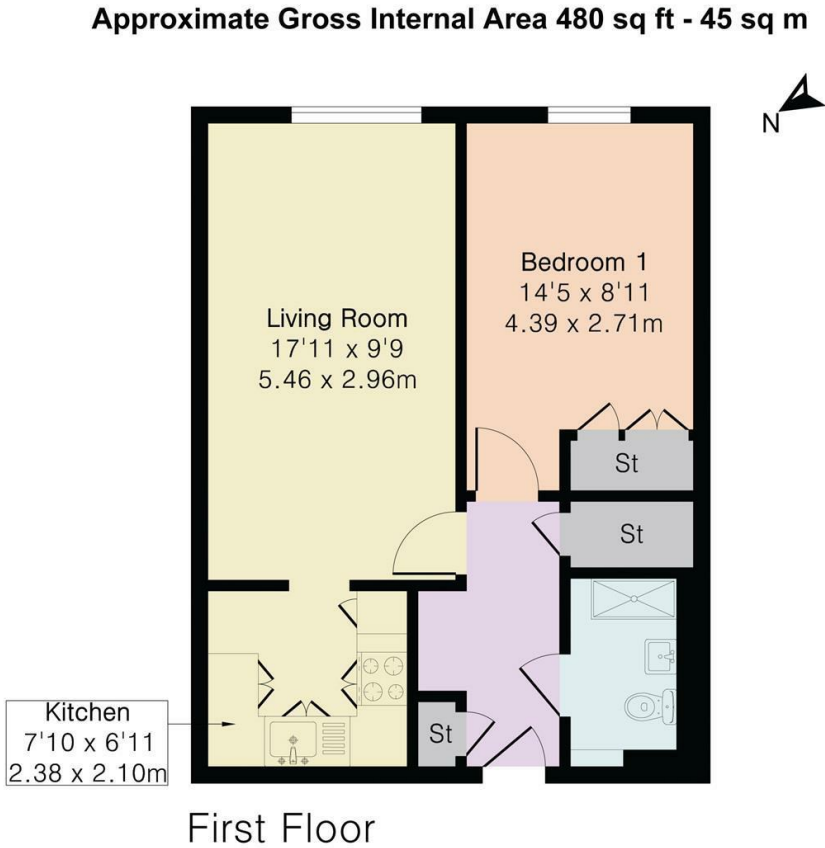
Service Charge - TBC

Ground Rent - TBC

Lease Remaining - 150 Years



Floor Plan



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

