



Glenbower Court, St Albans,
AL4



O.I.E.O £400,000

- Offered With No Chain Free
- Allocated Parking
- Short Walk To Beaumont School
- Two Bedrooms
- Two Bathrooms
- Large Sitting Room/Dining Room
- Modern Kitchen
- EPC rating C
- Leasehold



Located on a small development of just eight properties situated to the east of St. Albans is this well presented two-bedroom property offered with no upper chain and further benefiting from allocated parking and gas central heating.

The property is a short walk away from Beaumont School and within easy reach of the city centre and mainline station. There are local shops close by and good transport links to both St Albans and Hatfield.

Entering from the private ground floor entrance, you lead to the first-floor hallway, of which the remaining property occupies. Firstly, a bright, spacious kitchen featuring integrated appliances, dishwasher & ample storage. Leading back through the central hallway, your next

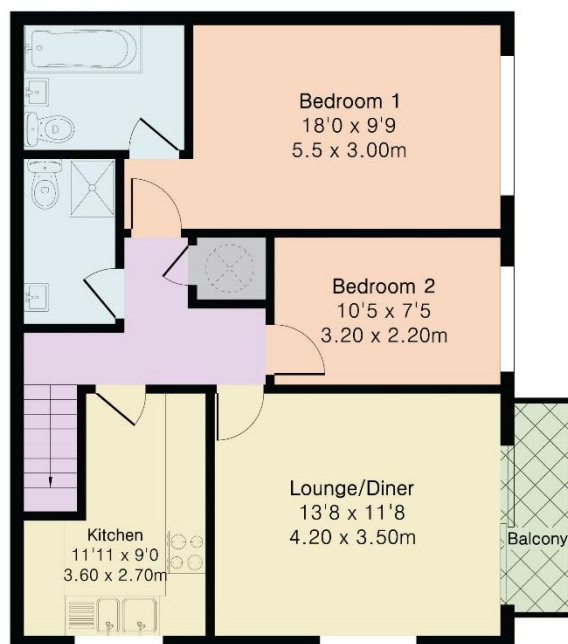
greeted by the spacious dual-aspect reception room, offering generous space for both living and dining. An added bonus, sliding doors, opening directly from the reception room, onto the properties private balcony.

The remainder of the property features two double bedrooms, with ensuite to master and family bathroom with shower.

- Ground rent £30 pounds per annum.
- Service charge £2,147per annum.
- 86 years remaining on the lease.



Approximate Gross Internal Area 700 sq ft - 65 sq m



 **northwood**

Northwood St Albans

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