

Flat 4 106 London Road, St Albans, AL1 1NX

Guide price £245,000 Leasehold

1 | 1 | 1 | D

Paul Barker
ESTATE AGENTS

Flat 4 106 London Road

St Albans, AL1 1NX

A bright and well-presented one bedroom apartment, wonderfully positioned on London Road within easy reach of the City Centre and mainline train station.

Situated on the first floor, the property offers a comfortable and well-planned layout. A welcoming entrance hallway leads through to a lovely south-facing living room, enjoying plenty of natural light and providing ample space for both relaxing and dining. The living room opens naturally into a fitted kitchen, creating a sociable and practical living space.

The accommodation continues with a good-sized double bedroom and a bathroom, making this an ideal home for a first-time buyer, professional or those looking for a conveniently located investment property. Outside, residents also have the benefit of a well-kept communal garden area, providing a pleasant shared outdoor space.

London Road is an established part of St Albans, with a thriving parade of independent shops, cafés, restaurants and pubs virtually on the doorstep. The City Centre is just moments away on foot, while the nearby mainline station provides excellent rail connections, making the location particularly convenient for commuters.

Combining a bright interior, south-facing living space and an exceptionally convenient position, this appealing apartment offers an excellent opportunity to enjoy city living with everything needed for day-to-day life close at hand.

























ACCOMMODATION

Communal Hallway

Hallway

Living Room
13'11 x 12'10 (4.24m x 3.91m)

Kitchen
6'2 x 5'10 (1.88m x 1.78m)

Bedroom
10'8 x 9'10 (3.25m x 3.00m)

Bathroom

OUTSIDE

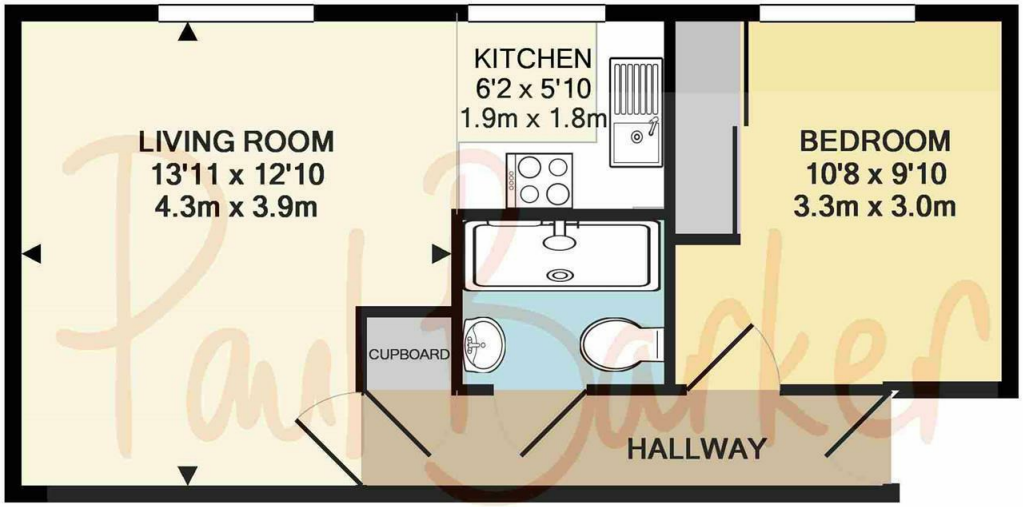
Communal Garden

LEASEHOLD - Approx 96 years remaining

Service Charge - TBC

Ground Rent - TBC

Floor Plan



TOTAL APPROX. FLOOR AREA 392 SQ.FT. (36.5 SQ.M.)

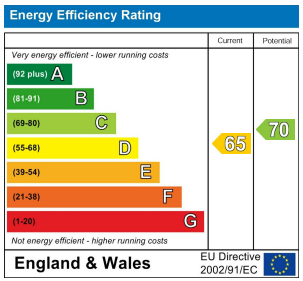
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

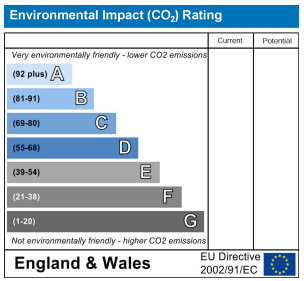
Made with Metropix ©2019

Area Map



Energy Efficiency Graph





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.

Longmire House 36-38 London Road, St Albans, AL1 1NG

01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

Paul Barker ESTATE AGENTS