



Flat 5, Florence Court Alma Road, St. Albans, AL1 3DG

Guide price £375,000 Leasehold



## Flat 5, Florence Court Alma

St. Albans, AL1 3DG

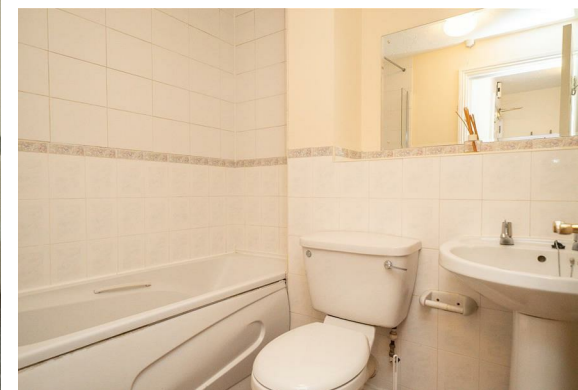
A well-proportioned two bedroom apartment, presented in neutral decorative order throughout and offering well-balanced accommodation. The property would make an ideal purchase for a first-time buyer, downsizer, or buy-to-let investor and offered chain free.

The accommodation is accessed via a central entrance hall which provides access to all principal rooms. The lounge is a generous and comfortable living space with ample room for both seating and dining furniture. The separate kitchen is fitted with a range of units and work surfaces, offering practical storage and preparation space.

There are two bedrooms, including a good-sized main bedroom with the benefit of fitted wardrobes. The second bedroom is ideal for use as a guest bedroom, home office, or study. The bathroom is fitted with a white suite comprising bath with shower over, wash hand basin and WC.

Externally the property benefits from an allocated parking space.

Alma Road is perfectly positioned in-between the City Centre and mainline train station with a variety of local shops including a bakery and choice of coffee shops, just a moments walk away.





## ACCOMMODATION

**Entrance Hall**

**Lounge**

11'11 x 15'5 (3.63m x 4.70m)

**Kitchen**

9'8 x 8 (2.95m x 2.44m)

**Bedroom 1**

12'2 x 9'1 (3.71m x 2.77m)

**Bedroom 2**

8'6 x 6'11 (2.59m x 2.11m)

**Bathroom**

**EXTERNAL**

**Allocated Parking**



## Floor Plan



Total area: approx. 56.4 sq. metres (607.2 sq. feet)

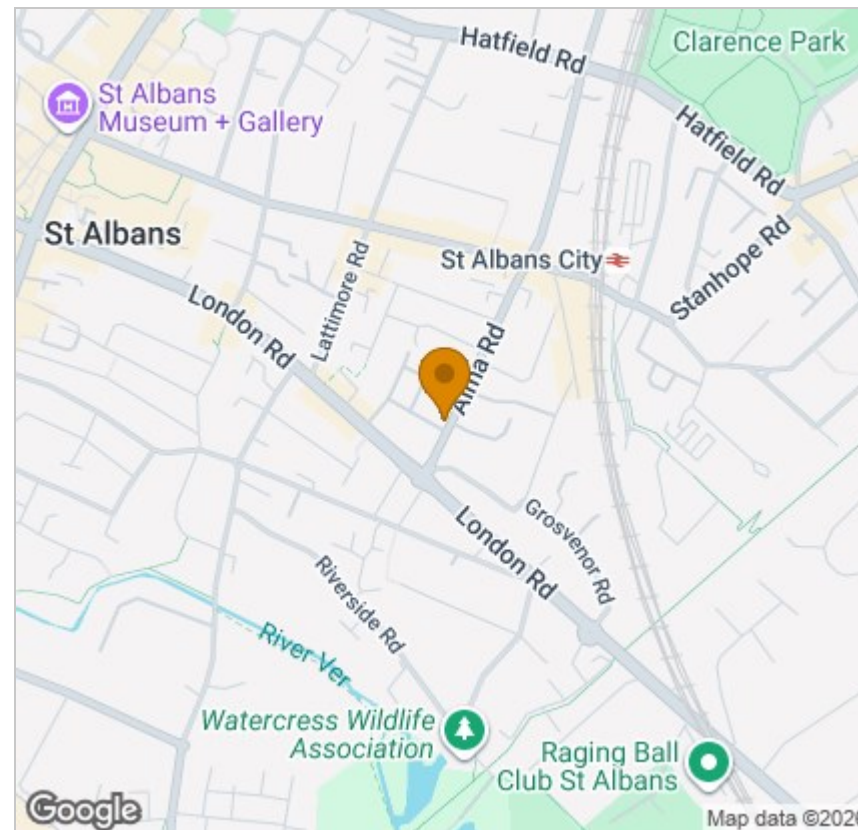
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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## Viewing

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

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## Area Map



## Energy Efficiency Graph

