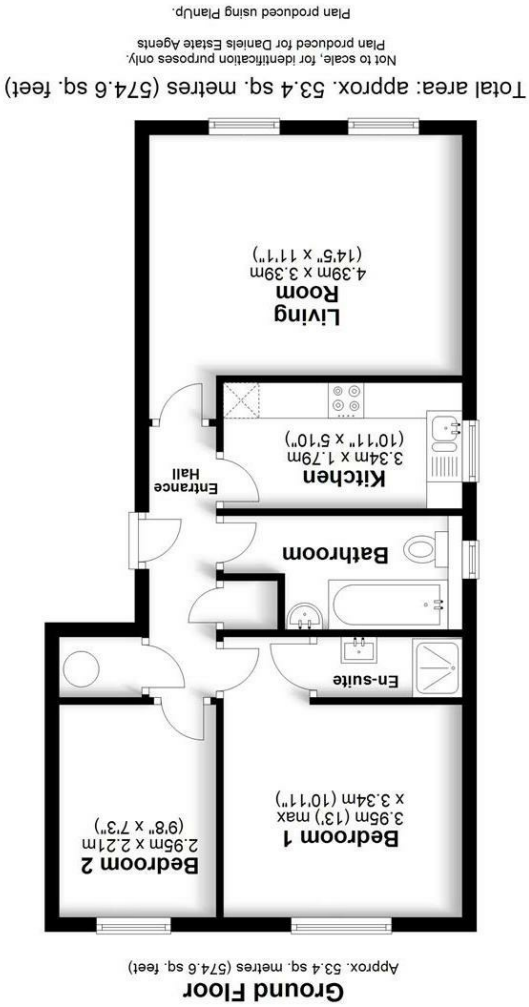
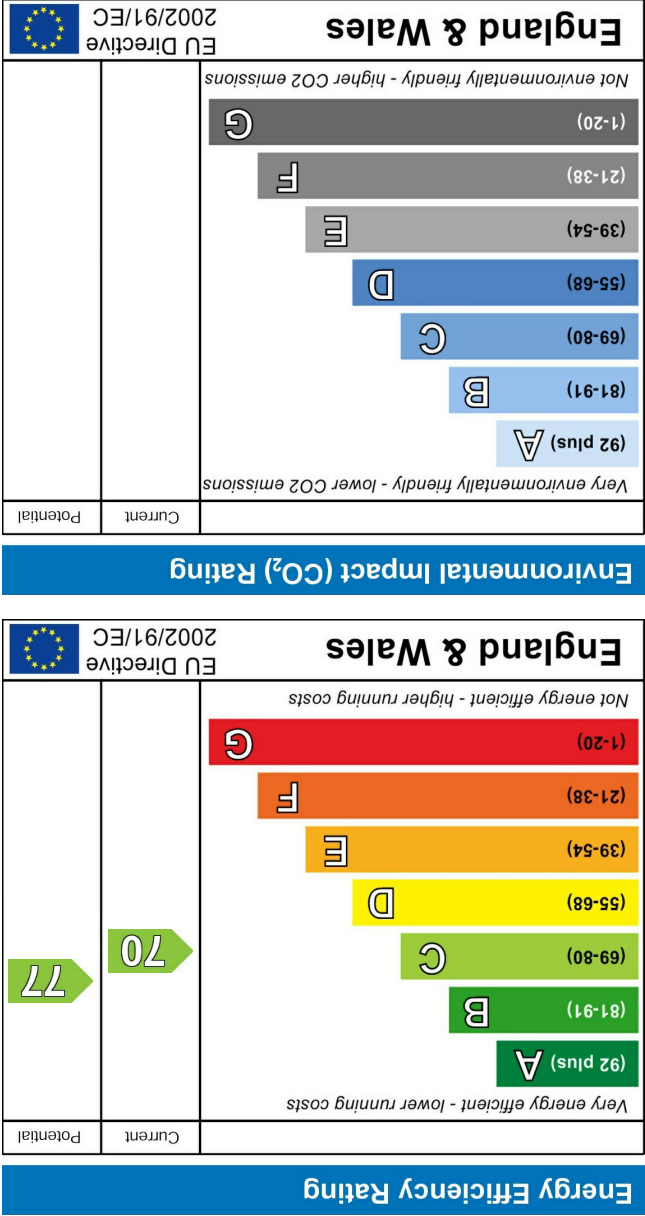






A two bedroom, two bathroom first floor apartment offered for sale chain free which is set in a sought after cul-de-sac location. The property is ideally situated just across the road from Verulamium Park and only a short walk from the City centre and both stations.

This bright and spacious apartment provides well planned accommodation which has just been re-carpeted and there are two well proportioned bedrooms with an en-suite to the master and a second bathroom.

#### Communal Entrance Hallway

Stairs to first floor.

#### Entrance Hallway

Entryphone handset. Cupboard housing lagged hot water cylinder. Further storage cupboard. Storage heater. Doors to all rooms.

#### Living Room

Double glazed windows to side. Storage heater.

#### Kitchen

Double glazed window to front. Fitted with a range of wall and base mounted units with worksurfaces over. Inset one and a half bowl sink unit. Tiled to splashbacks. Washing machine. Upright fridge freezer. Electric heater.

#### Bedroom One

Double glazed window to rear. Panel heater.

#### En-suite Shower Room

Electric shower and tiled shower cubicle with glazed door. Electric wall heater. Extractor fan.

#### Bedroom Two

Double glazed window to rear. Panel heater.

#### Bathroom

Double glazed frosted window to front. Paneled bath with mixer taps and telephone style shower attachment. Pedestal

wash hand basin. Low level WC. Part tiling. Electric heater. LVT flooring.

#### Exterior

Allocated parking space and further visitors spaces. Individual bin storage areas.

#### Lease

Expiring in 2178 so 152 years remaining.

#### Ground Rent

Not applicable

#### Maintenance

Approximately £2,200 per annum to include insurance with an additional further payment of £1,000 per annum to the reserve fund.

