



Lattimore Road, St Albans



### Guide price **£260,000**

- Close to City Centre
- Open Place Kitchen/Lounge
- First Floor
- One Bedorom
- Well Presented
- Close to Station
- Ideal First Time Buy
- No Upper Chain



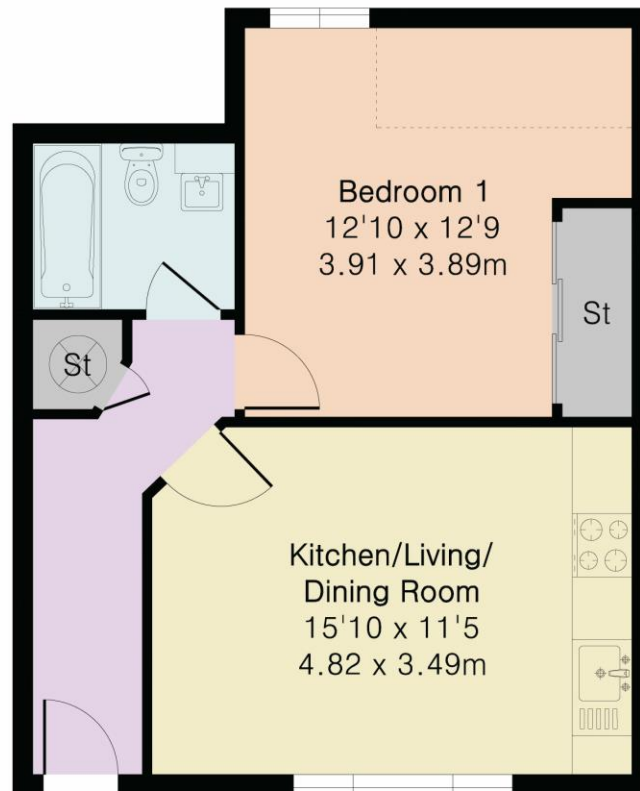
A well-presented and generously proportioned one-bedroom apartment, ideally situated just a short walk from St Albans mainline station, offering fast links into London St Pancras in under 20 minutes.

This apartment features a spacious double bedroom with a fitted wardrobe, a modern bathroom with shower over bath and an open-plan living area with a stylish fitted kitchen and space for dining.

The property is perfectly located for easy access to the city centre and a wide range of local amenities, making it an ideal choice for professionals, first-time buyers, or investors seeking a convenient, city-centre lifestyle.



## Approximate Gross Internal Area 459 sq ft - 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



### Lease details

Lease remaining - 109 years

Ground rent – Inc. service charge

Service Charge - £800 per annum

Disclosure: These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



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