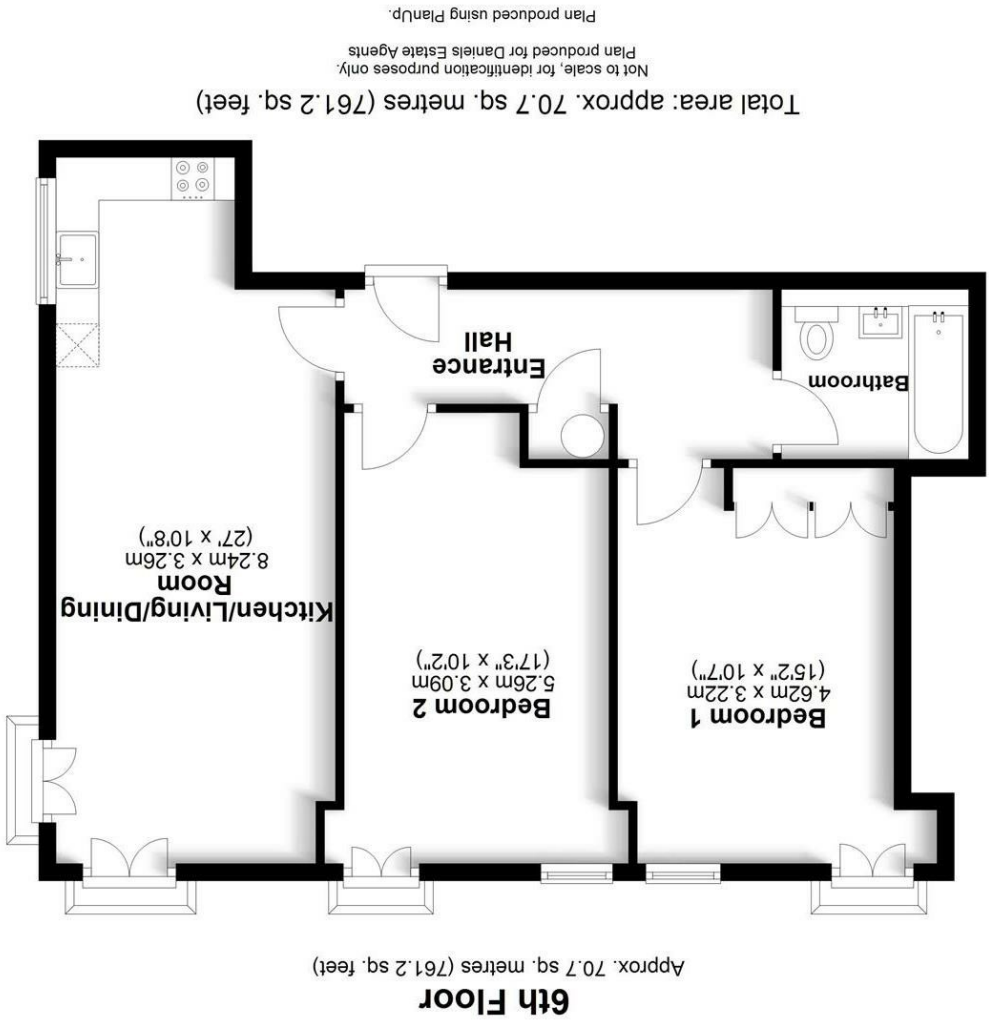
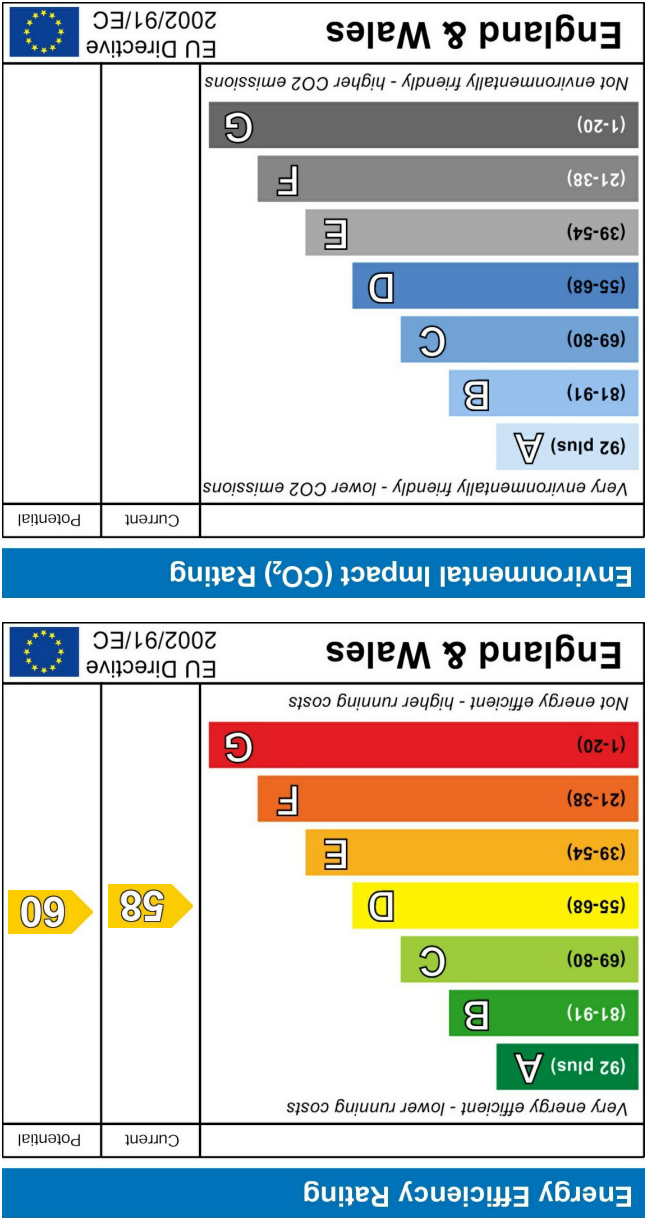






Entrance Hall

Video entry phone system. Airing cupboard housing hot water system and consumer unit. Down lighters. Wood effect flooring. Doors to:-

Kitchen Area

Double glazed window to side. A modern range of wall and base units with Quartzstone work surface and up-stands. Inset stainless steel sink and mixer tap. Integrated appliances to include oven, ceramic hob, extractor fan, fridge/freezer and washer dryer.

Living Room

Two Juliette balconies with stunning views across the south of St Albans. Down lighters. Radiator. Wood effect flooring. Under floor heating.

Bedroom One

Juliette balcony plus further double glazed floor to ceiling window. Down lighters. Fitted floor to ceiling wardrobes. Carpet. Under floor heating.

Bedroom Two

Juliette balcony plus further double glazed floor to ceiling window. Down lighters. Carpet. Under floor heating.

Bathroom

A luxury fully tiled bathroom suite comprising: Bath with mixer tap, over-head shower and detachable wand. Vanity wash hand basin. Low level WC. Down lighters. Extractor fan. Chrome heated towel rail.

Parking

Allocated parking space.

Lease

116 Years remaining.

Service Charge

£3,430 for the year 2024.

Ground Rent

£435 per annum.

