



HEARTWOOD
HOMES

Cotsmoor Granville Road, St. Albans, AL1 5BW

£240,000

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Presenting a chain-free opportunity, this meticulously maintained two-bedroom ground floor apartment is nestled within an over 55's warden-assisted apartment block, ideally situated in a vibrant central location.

Upon entry, you're greeted by a spacious entrance hall boasting ample built-in storage cupboards, offering practicality and convenience. The living room basks in natural light, courtesy of its sunny aspect, creating an inviting and airy ambiance. Flowing seamlessly from the living space is the well-appointed fitted kitchen, providing functionality and style.

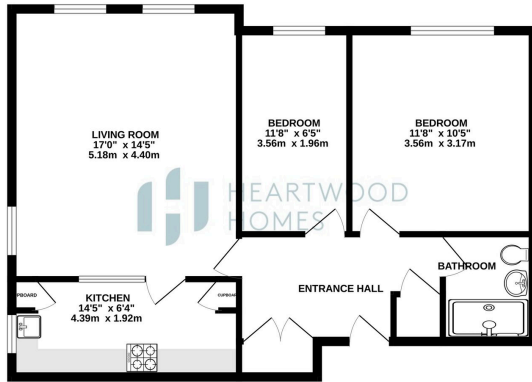
Both bedrooms are generously sized, ensuring ample room for relaxation and rest. The fitted shower room, equipped with accessibility aids, enhances comfort and convenience for residents. Rooms are fitted with emergency pull cords.

Residents are afforded the opportunity to partake in a variety of social events within the communal room, fostering a sense of community and camaraderie. Additionally, the landscaped grounds offer a tranquil retreat for residents to unwind and enjoy the outdoors. Cotsmoor is located opposite the beautiful Clarence Park with its bustling café, bowls and croquet clubs.

It's important to note that residents must be over the age of 55 and are subject to a meeting with the management company, Anchor, ensuring a harmonious and supportive living environment.



GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx.
Notes: Measurements are taken to the internal face of the walls. Measurements of areas, volumes, weights and any other data are approximate and not necessarily to scale for any one purpose or in any direction. This plan is for guidance purposes only and should be used for any prospective purchase. The accuracy, quality and appropriateness of the information is not guaranteed. Make your own checks.



- EPC C
- Residents lounge
- Residents & visitors parking
- Close to great transport links
- Fantastic central location
- Over 55's
- Two bedroom ground floor apartment
- Chain free
- Recently Double Glazed Windows

