



Connells

Cotsmoor Granville Road
St. Albans



Property Description

Combining independence with peace of mind, this sought-after development offers a wonderful sense of community in an enviable location.

This bright and beautifully presented one-bedroom apartment has been thoughtfully designed to maximise comfort and practicality.

The spacious living room provides the perfect setting to relax or entertain, while the fitted kitchen offers everything needed for day-to-day living. A generous double bedroom, modern shower room, excellent storage and emergency pull-cord system complete a home that is both comfortable and reassuring.

Life at Cotsmoor is about so much more than the apartment itself. Residents enjoy a warm and welcoming community, with a stylish communal lounge hosting regular social events, coffee mornings and gatherings, creating the perfect opportunity to meet neighbours and make lasting friendships.

Outside, the beautifully landscaped gardens provide peaceful spaces to unwind, while residents' parking adds further convenience.

Whether you're looking to downsize, enjoy a more relaxed pace of life or simply become part of a friendly and established community, Cotsmoor offers the perfect blend of comfort, security and convenience. This is retirement living at its finest, allowing you to spend more time enjoying everything St Albans has to offer while benefiting from the reassurance of a well-managed, warden-assisted development.

Location

Step outside and you'll discover one of St Albans' most desirable settings. Clarence Park, with its charming café, bowling green, tennis courts and picturesque walking routes, is quite literally on your doorstep. The city's thriving centre is also within easy reach, offering an exceptional selection of independent boutiques, cafés, restaurants and supermarkets, along with the mainline station providing fast and direct links into London St Pancras.

Ground Rent

£50 per year (Ask agent about the review period)

Annual Service Charge

£4177.2

Lounge/Diner

13' 6" x 11' 5" (4.11m x 3.48m)

Kitchen

11' 5" x 6' 1" (3.48m x 1.85m)

Bedroom One

9' 9" x 9' 1" (2.97m x 2.77m)









Second Floor

Total floor area 38.5 m² (414 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: D

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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