Grosvenor Road | St. Albans | AL1

£375,000 Leasehold

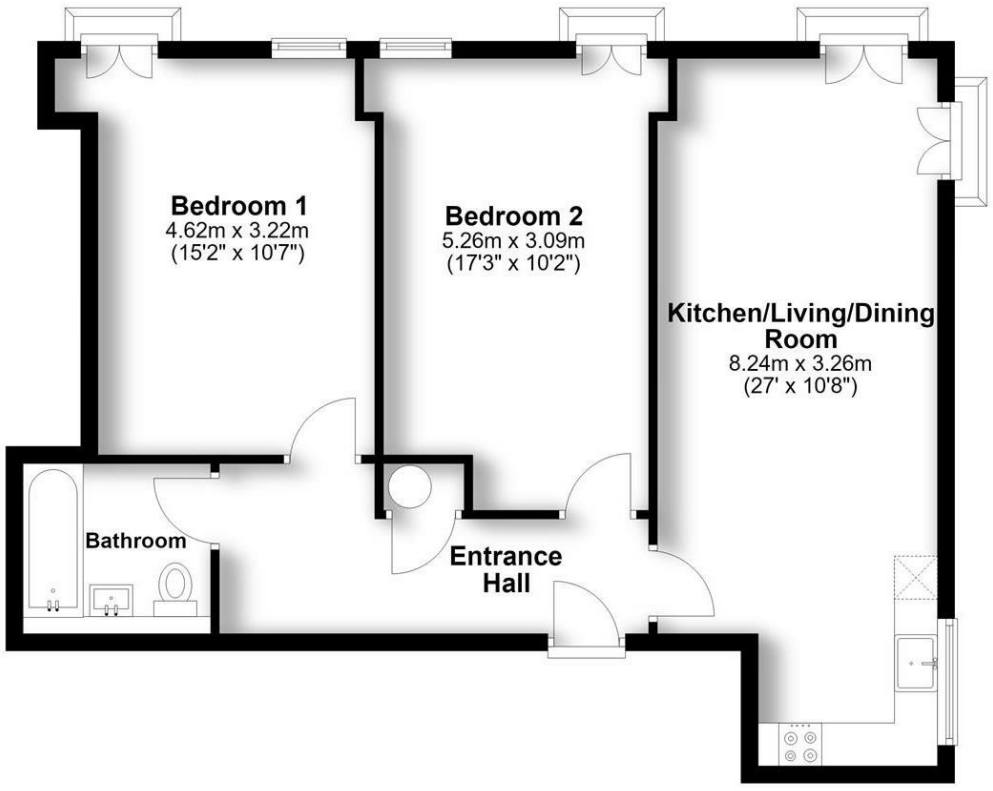
Daniels Estate Agents



First Floor

Approx. 70.7 sq. metres (761.2 sq. feet)

(excluding unnamed room, unnamed room, unnamed room, unnamed room)



Total area: approx. 70.7 sq. metres (761.2 sq. feet)

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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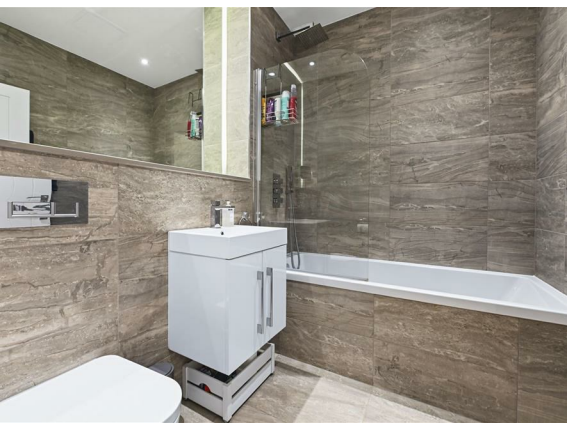



A stunning two double-bedroom apartment situated on the first floor of the iconic Ziggurat House development. Offered for sale with a complete onward chain, the property boasts a private underground parking space, concierge service, and Juliet balconies from the living area and both bedrooms. Ideally positioned just a few minutes' walk from the station, this impressive apartment seamlessly combines striking contemporary architecture with modern convenience, making it an excellent choice for both homeowners and investors.

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

Bedroom One
Juliet balcony plus further double glazed floor to ceiling window. Down lighters. Carpet. Under floor heating.

Bedroom Two
Juliet 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 underground secure parking space.

Lease
116 Years remaining.

Service Charge
£4,200 for the year 2026.

Ground Rent
£400 per annum.















