Marlborough Road | St. Albans | AL1

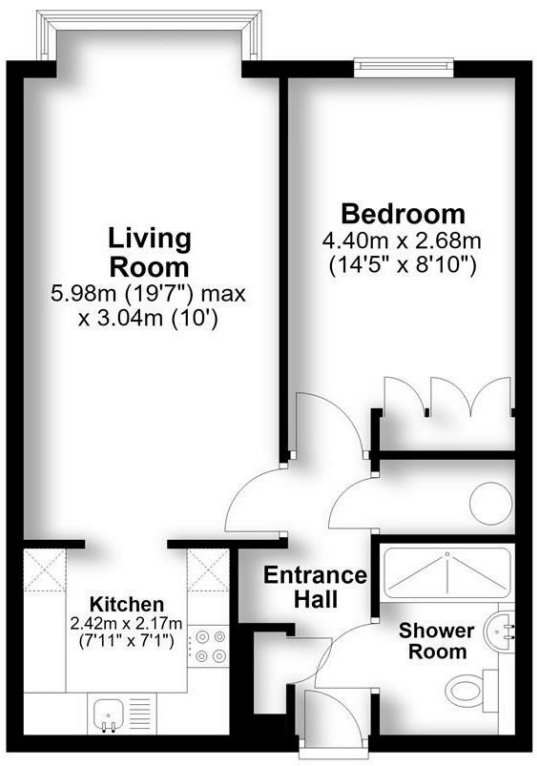
£235,000 Leasehold

Daniels Estate Agents



Top Floor

Approx. 45.8 sq. metres (493.3 sq. feet)

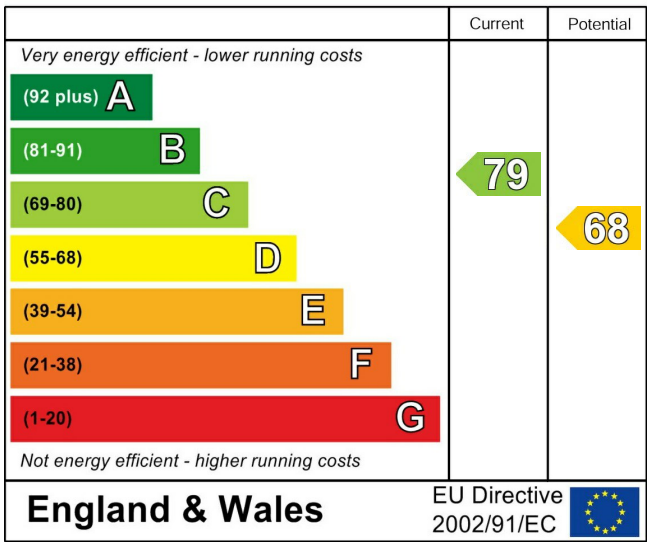


Total area: approx. 45.8 sq. metres (493.3 sq. feet)

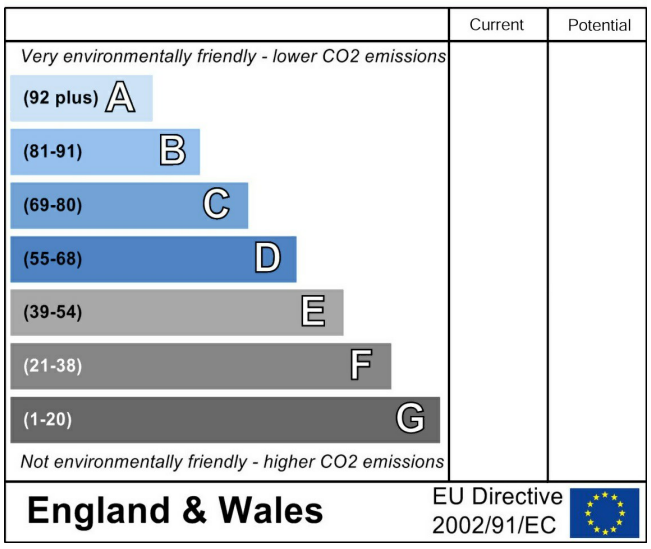
Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents

Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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Hallway
Airing cupboard. Electric heater. Coat cupboard.

Living Room
Double glazed bay window to rear. Electric heater. Coved ceiling.

Kitchen
A well fitted modern kitchen with a range of wall and base units with marble effect work tops. Inset stainless steel sink with mixer tap and tiled splash back. Integrated eye level Zanussi oven, ceramic hob and extractor fan. Integrated dishwasher. Space for fridge and washing machine.

Bedroom
Double glazed window to rear. Fitted wardrobes. Electric heater.

Shower Room
A luxury shower room comprising: Walk-in double shower cubicle. Pedestal wash hand basin. WC. Extractor fan. Heated towel rail. Fully tiled walls and tiled flooring.

Parking
Ample residents and guest parking.

Communal Rooms
Large communal lounge area hosting various social events detailed on the notice boards to include kitchen. Second smaller communal lounge located in the lower block. Two communal drying rooms.

Communal Gardens
Well maintained communal garden areas.

Lease
150 years remaining. Lease expires in 2176.

Service Charge
£836.45 quarterly to include 24 hour monitoring service and full time manager.







