



Flat 14, 220, Tollhouse Point London Road, St. Albans, AL1 1NU

Guide price £335,000 Leasehold



## Flat 14, 220, Tollhouse Point

St. Albans, AL1 1NU

A very well presented two bedroom, second floor apartment, with a long lease, set in a purpose built block offering modern living and convenience.

The accommodation offers an impressive 775 square feet, boasting a well-designed layout that maximises space and comfort and features a spacious master bedroom - with fitted wardrobes, good sized lounge/diner and fully equipped kitchen with integrated dishwasher, a fridge freezer and gas hob.

Another standout feature is the gated undercroft parking space, offering further convenience and security.

TollHouse Point located on London Road is located within the central conservation area, just moments from the city centre, the mainline station with services to London St Pancras, excellent schools and several parks.





## ACCOMODATION

Hallway

Kitchen

14'2" x 9'10" (4.32 x 3.02)

Lounge/Dining Room

15'8" x 11'6" (4.79 x 3.53)

Bedroom 1

10'7" x 11'10" (3.23 x 3.62)

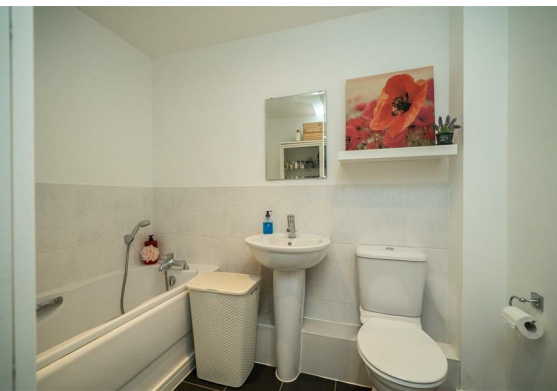
Ensuite

Bedroom 2

9'6" x 8'4" (2.9 x 2.55)

Bathroom

LEASE DETAILS



## Floor Plan

### Floor Plan

Approx. 66.6 sq. metres (717.2 sq. feet)



Total area: approx. 66.6 sq. metres (717.2 sq. feet)

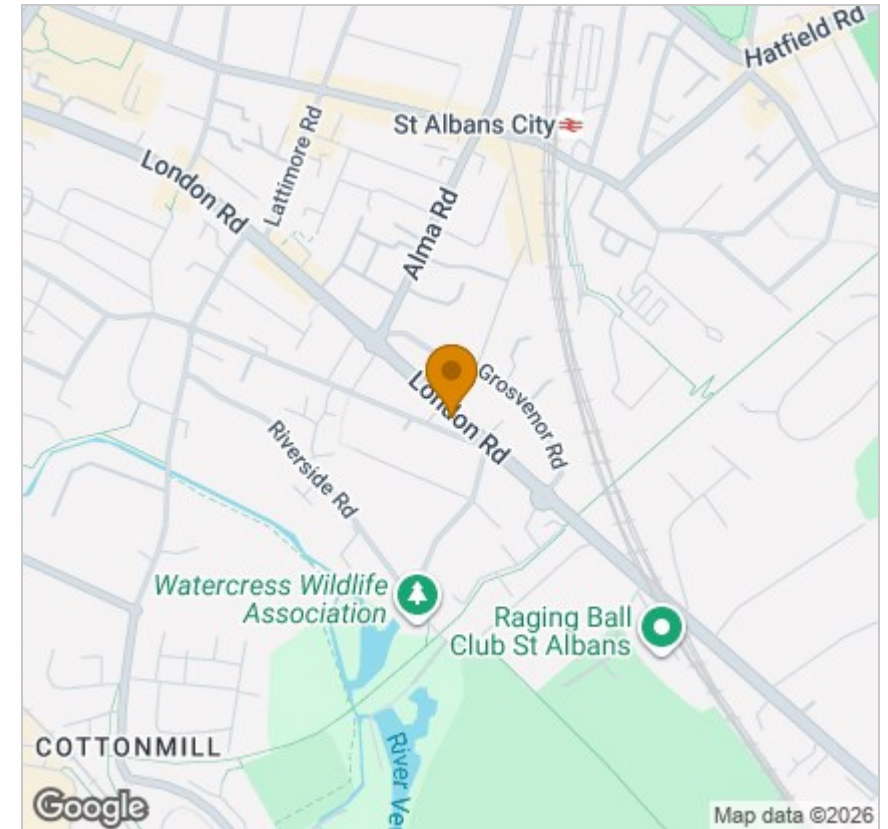
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

