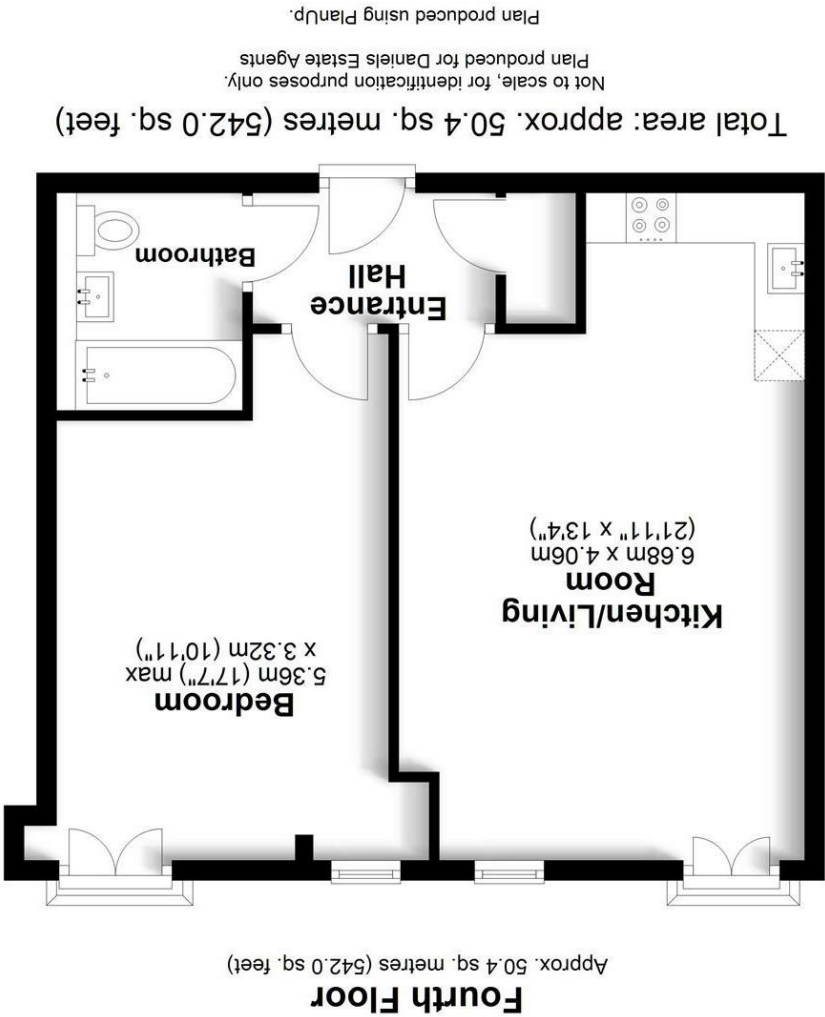
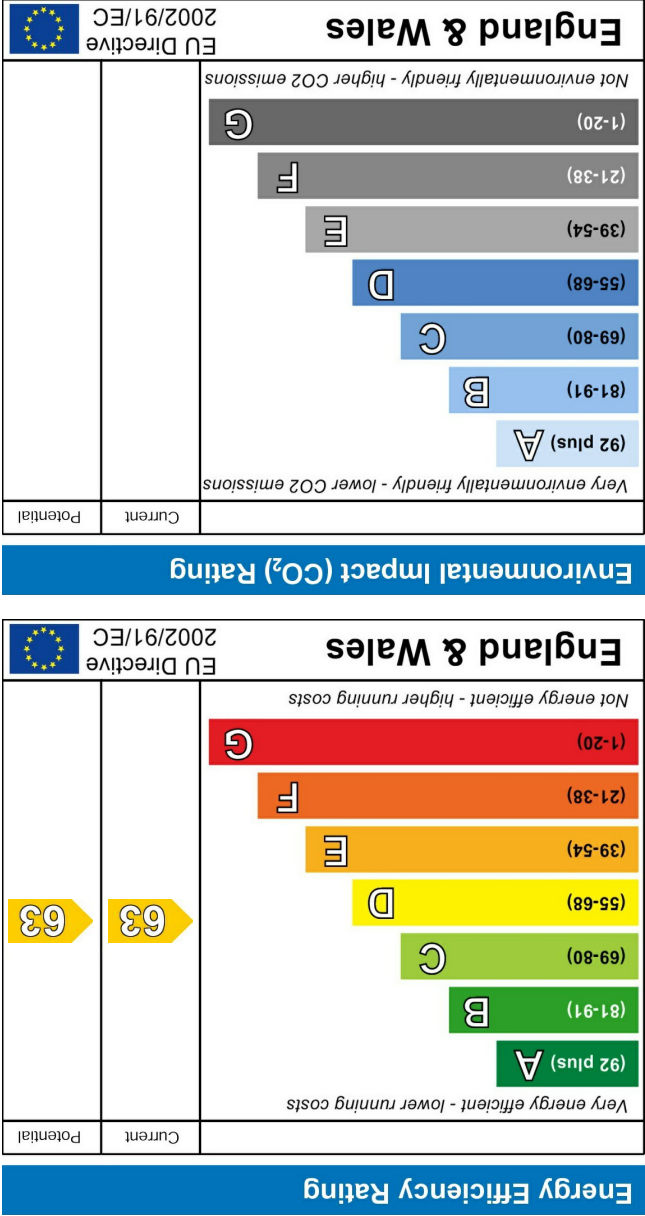
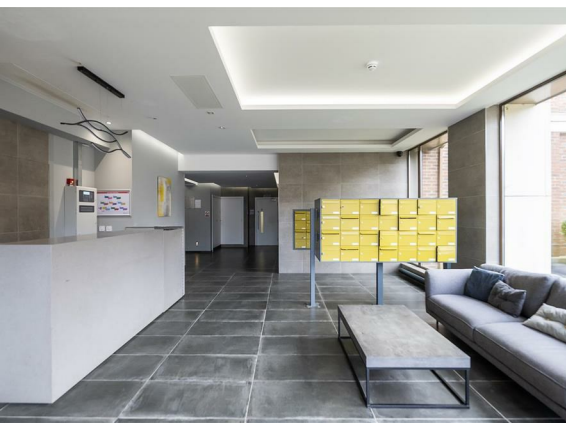






Communal Entrance

A welcoming communal entrance with concierge desk, seating area, secure post box and lifts to all floors.

Entrance Hall

Down lighters. Airing cupboard. Wood effect flooring. Under floor heating. Doors leading to:-

Living Room

Juliette balcony with south facing views across St Albans. Further floor to ceiling window. Down lighters. Under floor heating.

Bedroom

Juliette balcony with south facing views across St Albans. Further floor to ceiling window. Down lighters. Carpet. Under floor heating.

Kitchen

A range of wall and base mounted units with Quartz stone work surfaces and up-stands. Inset stainless steel sink with mixer tap. Integrated electric oven, hob and extractor fan, fridge/freezer and washer/dryer. Down lighters. Wood effect flooring. 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. Downlighters. Extractor fan. Chrome heated towel rail.

Parking

Under ground secure allocated parking bay.

Lease

116 years remaining.

Ground Rent

Ground rent £317.50

Service Charge

Service charge £2,692.

