



Flat 5 Beacon House Beaconsfield Road, St. Albans, AL1 3RT

Guide price £95,000 Leasehold



## Flat 5 Beacon House

St. Albans, AL1 3RT

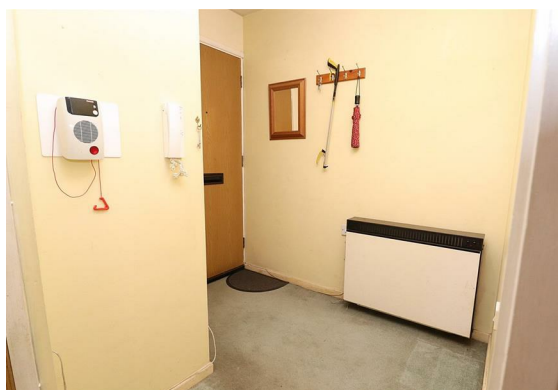
A one double bedroom ground floor apartment forming part of a popular over 55's development with attractive communal gardens to the rear.

A security intercom system provides access to the welcoming communal entrance hall. The front door opens into a hallway with an airing cupboard and doors to all rooms. The bright living room features a window and part glazed door giving access to the front garden area. The fitted kitchen offers a range of wall and base units with work surfaces above and space for appliances. The double bedroom includes a built-in wardrobe with mirrored sliding doors. The bathroom is fitted with a suite comprising a bath with shower over, basin and W.C.

Externally there are well-maintained communal gardens with a patio and seating area, along with residents' and visitors' parking spaces.

The property also benefits from a permanent on-site manager, an emergency pull-cord system and is offered with the advantage of no upper chain.

Beacon House is superbly located within a short walk of local shops and the open green space of Clarence Park. The property is also within walking distance of St Albans city centre and the mainline railway station with direct services into St Pancras International.





## ACCOMODATION

**Entrance Hall**

**Lounge**

12'8 x 10'10 (3.86m x 3.30m)

**Kitchen**

9'09 x 7'01 (2.97m x 2.16m)

**Bedroom**

14'04 x 8'09 (4.37m x 2.67m)

**Bathroom**

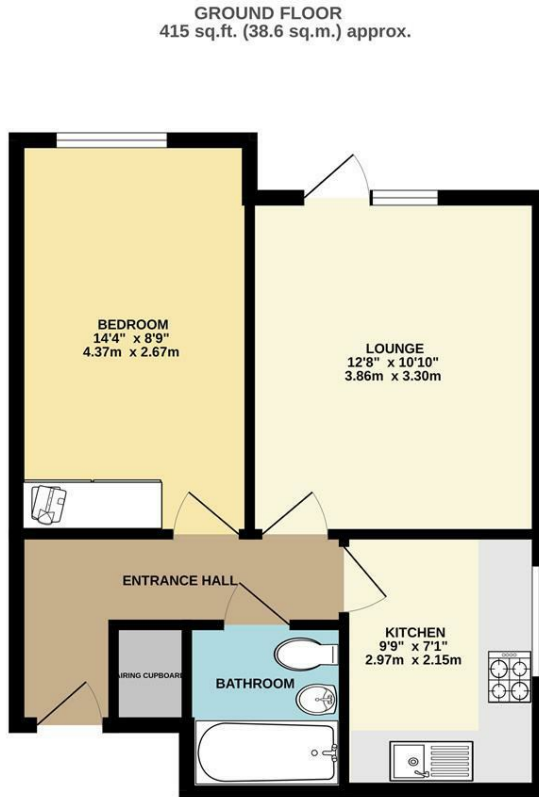
## OUTSIDE

**Communal Gardens**

**Residents Parking**



## Floor Plan



TOTAL FLOOR AREA: 415 sq.ft. (38.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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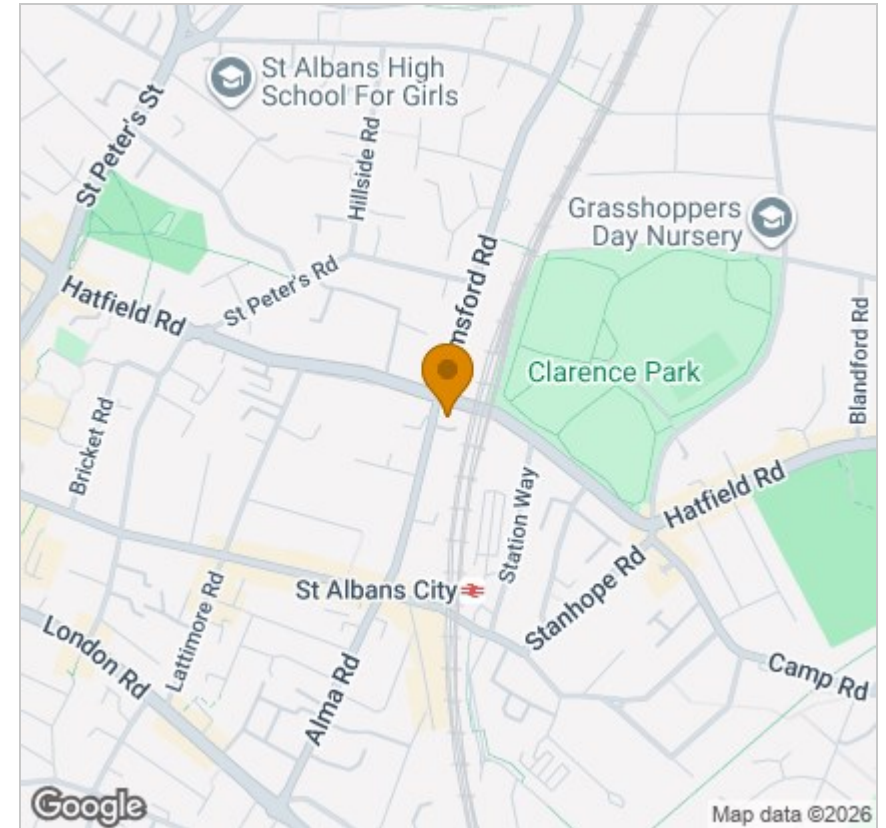
## Viewing

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

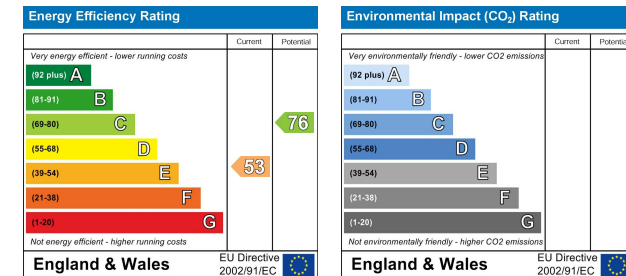
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## Area Map



## Energy Efficiency Graph



Paul Barker  
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