



15 Canterbury Court Battlefield Road, St. Albans, AL1 4DX

Guide price £365,000 Leasehold





## 15 Canterbury Court Battlefield

St. Albans, AL1 4DX

A spacious and attractively presented two bedroom ground floor apartment with an allocated carport, long lease, superbly located close to St Albans City Station and the wonderful Clarence Park.

The apartment begins with a generous hallway with doors to all rooms including a bright lounge with views overlooking the communal grounds. There's a stylish fitted kitchen with a range of white wall and base units with a sink and mixer tap, gas hob with oven below and recesses for appliances. There are two very good sized double bedrooms and both benefitting from fitted storage and a stylish bathroom with a generous shower cubicle, basin, W.C. and heated towel rail.

Externally the property offers a car parking space in an allocated car port to the front of the apartments and access to well kept communal grounds.

Canterbury Court is in the heart of Bernards Heath conveniently located within 15 minutes walk of the mainline train station and St Albans City centre. There are very highly regarded local Primary Schools and the green open space of Clarence Park and also Bernards' Heath close to hand.







## ACCOMMODATION

Hallway

Lounge

11'6 x 14'4 (3.51m x 4.37m)

Kitchen

Bedroom

13'3 x 9'3 (4.04m x 2.82m)

Bedroom

12'6 x 8'7 (3.81m x 2.62m)

Bathroom

Allocated Parking Space

Lease Remaining - 145 Years

Service Charge - £1,200 pa

Ground Rent - N/A





Floor Plan



Total area: approx. 59.6 sq. metres (641.2 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  
Plan produced using PlanUp.

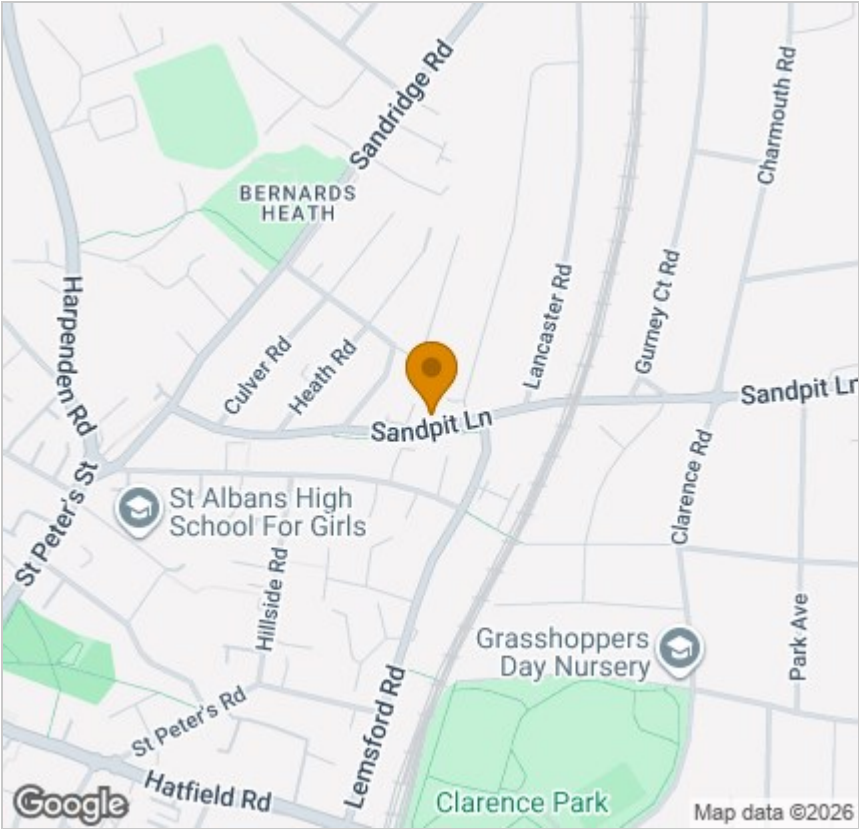
Viewing

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

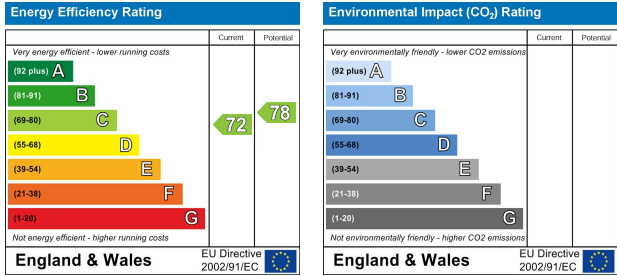
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Area Map



Energy Efficiency Graph



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