

39 Verla House Grosvenor Road, St. Albans, AL1 3DD

Guide price £495,000 Leasehold

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Paul Barker ESTATE AGENTS

39 Verla House Grosvenor Road

St. Albans, AL1 3DD

An outstanding penthouse apartment with a superb private south-facing balcony enjoying far-reaching views from the principal rooms, secure underground parking, and no onward chain. Built by reputable builder Crest Nicholson with no ground rent and 7 years remaining on the new build warranty.

A secure communal entrance with entry system leads into an attractive lobby with stairs and lift access to all floors. The apartment opens into a welcoming entrance hall with useful built-in storage.

The impressive dual-aspect kitchen/living/dining room is filled with natural light and opens directly onto the balcony. Finished with stylish wood-effect flooring, the high-quality fitted kitchen includes integrated appliances, an induction hob, oven, fridge/freezer, dishwasher, and washing machine.

The principal bedroom enjoys stunning views, built-in wardrobes, and a modern en-suite shower room, while the second bedroom also benefits from a dual aspect. A further contemporary bathroom completes the accommodation.

Residents also enjoy access to two communal roof terraces, a communal garden, and gated underground parking.

The property is situated within the popular Verla House development, conveniently positioned within easy reach of St Albans City centre and its wide range of shopping, leisure, and dining amenities. St Albans City station is approximately a 5-minute walk away, offering fast and frequent services to central London and St Pancras International in around 20 minutes, making this an ideal location for commuters while still enjoying a peaceful residential setting.

























ACCOMODATION

Entrance Hall

Kitchen/Lounge/Dining Room
22'3 x 15'9 (6.78m x 4.80m)

Private Balcony
11'7 x 6'7 (3.53m x 2.01m)

Bedroom
20'2 x 8'10 (6.15m x 2.69m)

Ensuite

Bedroom
14'0 x 9'2 (4.27m x 2.79m)

Bathroom

OUTSIDE

Communal Roof Terrace

Underground Allocated Parking

LEASEHOLD INFORMATION

Lease Length 995 Years Remaining

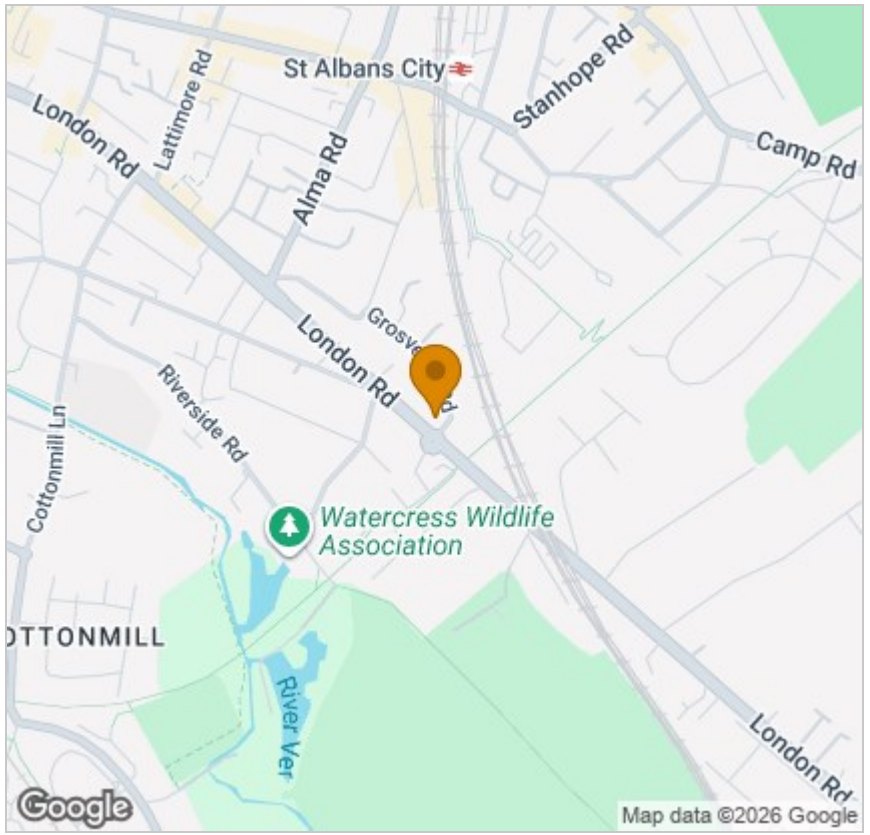
Floor Plan



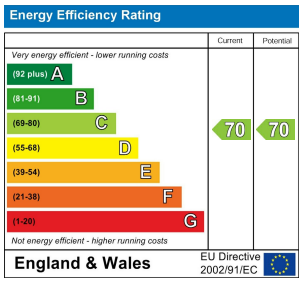
Total area: approx. 70.1 sq. metres (754.7 sq. feet)

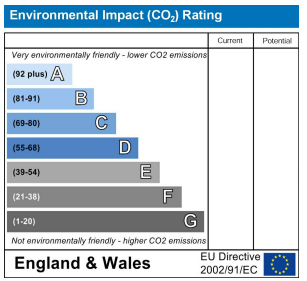
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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.

Area Map



Energy Efficiency Graph





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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Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

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