



Flat 5 Sylvan Heights 141 London Road, St. Albans, AL1 1SX

Guide price £625,000 Leasehold



Paul Barker  
ESTATE AGENTS



## Flat 5 Sylvan Heights 141 London Road

St. Albans, AL1 1SX

A wonderful opportunity to purchase a luxury first-floor apartment forming part of a highly desirable gated development. The property benefits from two off-street parking spaces, a meticulously maintained communal garden, lift access to all floors, and the advantage of no onward chain.

The development is accessed via a smart, secure communal entrance with both stairs and lift service. The apartments' front door opens into a welcoming and generously proportioned hallway, featuring two built-in storage cupboards and providing access to all principal rooms.

The spacious lounge is a standout feature, enjoying a triple aspect and double doors that open onto a private balcony, creating a bright and airy living space. The stylish kitchen/dining room is well presented and fitted with a range of quality wall and base units, complemented by integrated appliances.

The principal bedroom benefits from a full wall of fitted wardrobes and access to a well-appointed en suite shower room, comprising a shower cubicle with handheld shower, wash basin with storage below, and WC. There is a second double bedroom, along with a modern family bathroom fitted with a bath, wash hand basin with storage beneath, and a low-level WC.

Sylvan Heights is superbly located approximately one mile from the City centre and city station.







## ACCOMMODATION

### Hallway

### Lounge

19'2 x 12'1 (5.84m x 3.68m)

### Kitchen/Diner

15 x 10'5 (4.57m x 3.18m)

### Bedroom 1

13'2 x 14'3 (4.01m x 4.34m)

### Ensuite

### Bedroom 2

15 x 8'3 (4.57m x 2.51m)

### Bathroom

## OUTSIDE

### Allocated Parking Space

### Communal Gardens

## LEASEHOLD



Floor Plan



Total area: approx. 89.6 sq. metres (964.7 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.

Viewing

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

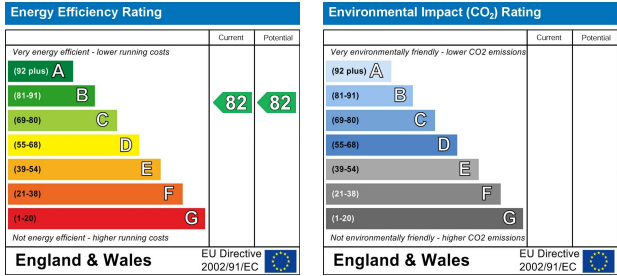
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Area Map



Energy Efficiency Graph



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