



Centurion Court, St Albans, AL1



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Guide price £325,000

- Offered With No Upper Chain
- Allocated Undercover Parking
- Two Bedrooms
- Open Plan Living Room/Dining Room
- Close To Mainline Railway Station
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- Two Bathrooms (En-Suite To Main Bedroom)
- Modern Kitchen
- Lift
- EPC Rating B



Offered to the market with no upper chain is this well presented and spacious two bedroom third floor apartment with lift access and communal outside space. Located in this modern apartment building located 0.5 miles from St. Albans train station and 1 mile away from the city centre as well as offering on the doorstep of local shops, cafes and parks.

Featuring a spacious open-plan kitchen/living room with a Juliet Balcony, two double bedrooms with an en-suite to the principal and an underground allocated parking space. This spacious and bright third floor apartment is located just over half a mile from the mainline City station and on the doorstep of local shops, cafes and parks.

As you enter the apartment the inner hallway has storage and airing cupboards. This leads to the spacious living room which has a fitted kitchen to one end and space for a dining table and living area next to the Juliet Balcony. The main bedroom has fitted wardrobes and an en-suite with a shower

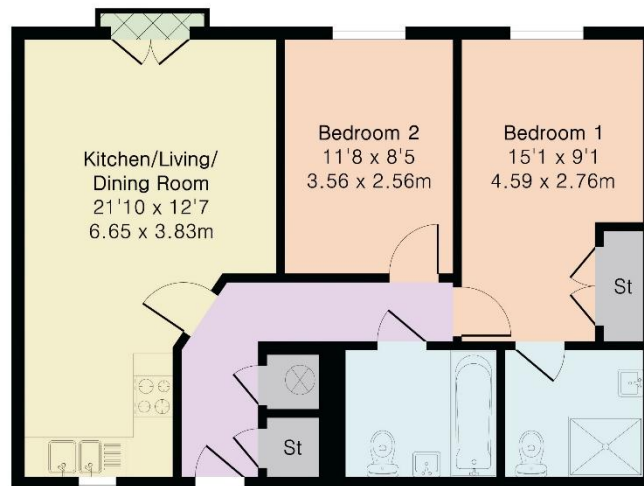
cubicle, sink and w/c. There is a further family bathroom and bedroom two is a double sized room with a large sunny window.

There is lift access to the third floor, allocated underground parking space and a communal outside space for the enjoyment of the residents of Centurion Court. For the commuter, there is a train link to London St Pancras International and Kings Cross with interconnecting Eurostar service direct to Brussels, Paris and Amsterdam. The M25 is available at junction 21A connecting to the national motorway network.

Lease remaining 977 years. Service charge £2,600pa. Ground rent £400pa.



Approximate Gross Internal Area 674 sq ft - 63 sq m



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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