

**City Gate Victoria Street, St. Albans AL1 3JJ**

william h brown

***welcome to***

## City Gate Victoria Street, St. Albans

Modern two-bedroom flat in good condition, set in a central St Albans location with the added benefit of allocated parking. The property provides a well-sized main reception room, with space to arrange both living and dining areas comfortably. Wood-style flooring and neutral décor create a clean, simple backdrop that will suit a range of furnishings, while the overall layout works well for everyday use and hosting guests. Both bedrooms are doubles, enjoying natural light and straightforward, modern finishes. The main bedroom includes an en-suite shower room, and there is a separate bathroom serving the second bedroom and visitors. Fixtures and tiling in both bathrooms are of a contemporary style, and the flat is generally well maintained, allowing a purchaser to move straight in. Positioned on Victoria Street, the flat is a short walk from the restaurants, cafés and shops of St Albans city centre, including the independent offerings around George Street and the High Street. Clarence Park and Verulamium Park are within reach, providing open green space, sports facilities and walking routes. St Albans City station is within easy walking distance, offering regular Thameslink services to London St Pancras in around 20 minutes, as well as routes towards Luton and beyond. For drivers, access to the M1, M25 and A1(M) is straightforward, supporting journeys across Hertfordshire and into London.



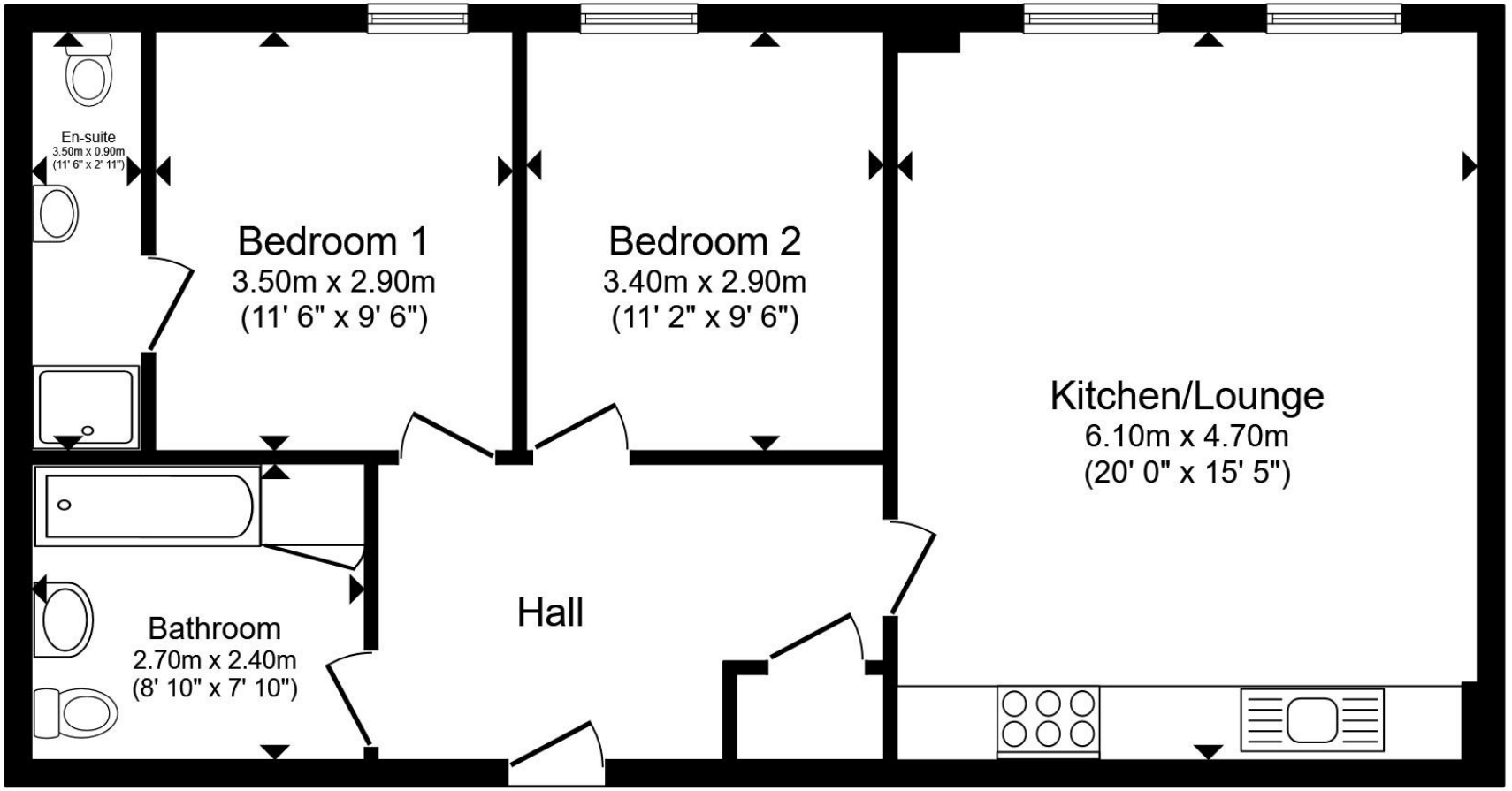













Total floor area 69.0 m² (743 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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# City Gate Victoria Street, St. Albans

- Modern Two-Bedroom Flat
- Central St Albans City Location
- Allocated Off-Street Parking Space
- Well-Sized Main Reception Room
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: D  Service Charge: 3000.00
Ground Rent: 350.00

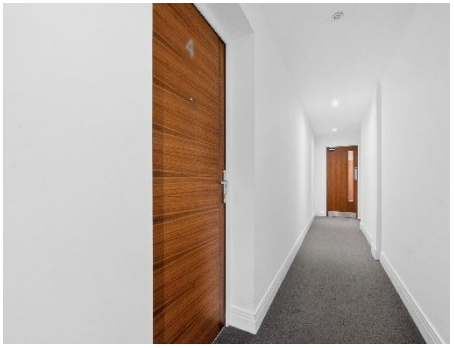






offers over

## £450,000










Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2014.  Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
ALB106367 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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