

Second Floor

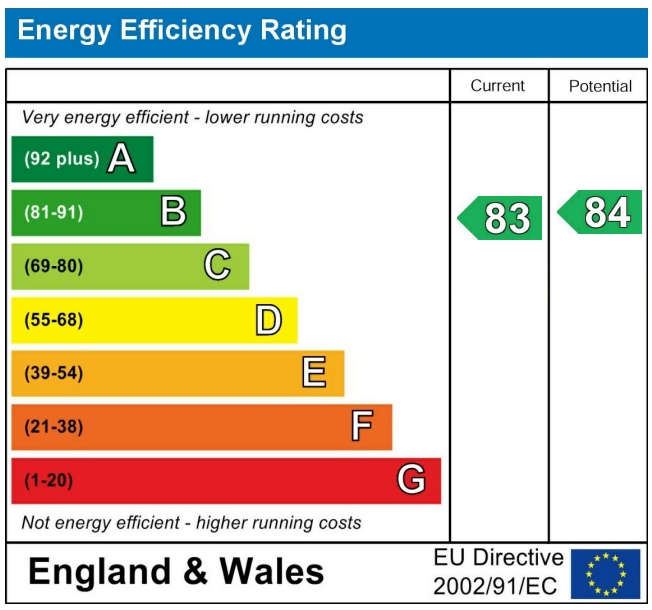
Approx. 49.3 sq. metres (530.8 sq. feet)

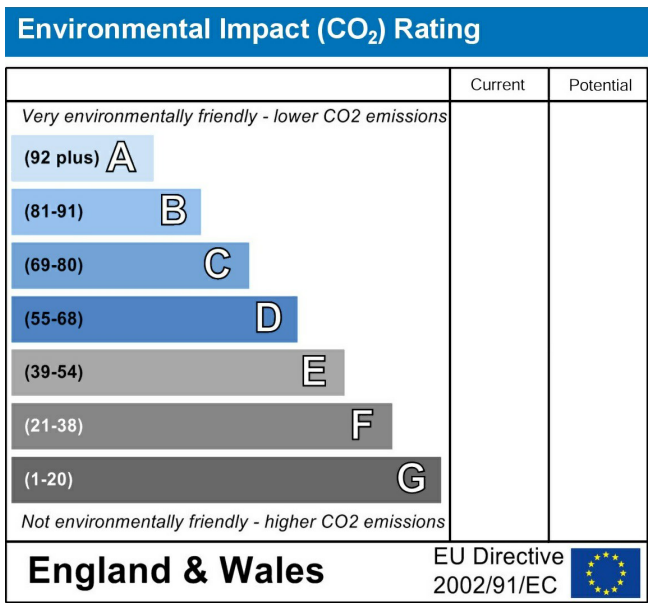


Total area: approx. 49.3 sq. metres (530.8 sq. feet)

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents

Plan produced using PlanUp.





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A luxury one bedroom second floor apartment with south facing views across St Albans, offered for sale chain free. This bright and spacious apartment offers lots of natural light with floor to ceiling windows and Juliet balconies to both the living room and bedroom. The property is presented in superb condition throughout and located just moments from the mainline station and only a short walk of the City centre which offers a wide range of independent shops, restaurants, pubs, wine bars and coffee shops.

Communal Entrance
A welcoming communal entrance with concierge desk, seating area, secure post box and lifts to all floors.

Hallway
Down lighters. Airing cupboard. Wood effect flooring. Under floor heating. Doors leading to:-

Living Room
Juliet balcony with south facing views across St Albans. Further floor to ceiling triple glazed window. Down lighters. Under floor heating.

Kitchen
A range of wall and base mounted units with Quartz stone work surfaces and up-stands. Inset stainless steel sink with mixer tap. Integrated electric oven, hob and extractor fan, fridge/freezer and washer/dryer. Down lighters. Wood effect flooring. Under floor heating.

Bedroom
Juliet balcony with south facing views across St Albans. Further floor to ceiling triple glazed window. Down lighters. Carpet. Under floor heating.

Bathroom
A luxury fully tiled bathroom suite comprising: Bath with mixer tap, over-head shower and detachable wand. Vanity wash hand basin. Low level WC. Downlighters. Extractor fan. Chrome heated towel rail.

Lease
115 years remaining.

Ground Rent
£300 per annum.

Service Charge
£3,095 per annum.















