



Connells

Apex House Camp Road
St. Albans



Property Description

The apartment opens into a welcoming entrance hall with a useful storage cupboard and secure entry phone system. The spacious double bedroom features fitted wardrobes, while the contemporary bathroom is finished with clean, modern fittings. At the heart of the home is a bright and airy open-plan kitchen/living area, designed for both everyday living and entertaining. The kitchen is fully fitted with integrated appliances and complemented by a high-quality finish throughout.

Additional highlights include underfloor heating, an allocated parking space, EV charging and a long lease, offering comfort, convenience and peace of mind.

An early appointment to view comes highly recommended, so please contact Connells St Albans to make your booking.

Open Plan Lounge/Kitchen

13' 1" x 11' 6" (3.99m x 3.51m)

Bedroom

10' 6" x 13' 9" (3.20m x 4.19m)

Bathroom

6' 11" x 5' 3" (2.11m x 1.60m)

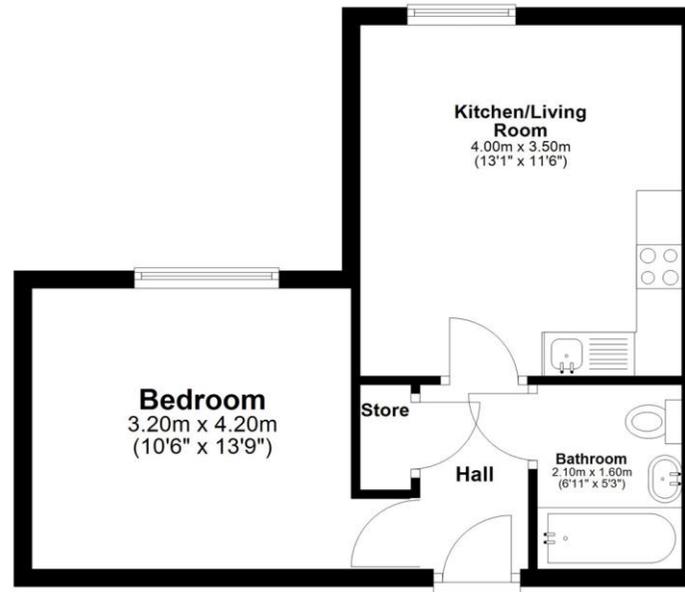






Second Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



Total area: approx. 29.7 sq. metres (320.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.□

Apex House

To view this property please contact Connells on

T 01727 856 781
E stalbans@connells.co.uk

38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax
Band: C

Service Charge:
1100.00

Ground Rent:
250.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/STA317520](https://www.connells.co.uk/Property/STA317520)

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA317520 - 0005

