



6. Henrys Grant Riverside Road, St. Albans, AL1 1RY
Guide price £375,000 Leasehold - Share of Freehold



Paul Barker
ESTATE AGENTS

6. Henrys Grant Riverside Road

St. Albans, AL1 1RY

A beautifully presented two bedroom, first floor apartment situated within a sought-after development, just a 10-minute walk from the City Station and vibrant city centre and a Share of Freehold.

The property is accessed via a secure intercom entry system, with well maintained communal areas and stairs leading to the apartment. Inside, the welcoming entrance hall provides a spacious storage cupboard and access, via a pull-down ladder, to approximately 18 sq m of boarded, usable loft space.

The well-proportioned living room enjoys a pleasant outlook and offers ample space for both comfortable seating and a dining table. A doorway leads through to the stylish, modern kitchen.

The principal bedroom benefits from a south-facing aspect, an extensive range of fitted wardrobes and a recently refitted en-suite shower room. A second bedroom and separate bathroom complete this impressive home.

Outside, the development is surrounded by well-kept communal grounds. The property also benefits from an allocated off-street parking space, with additional spaces available for visitors.

Old London Road is superbly positioned within the Conservation Area, just a short walk from the mainline station, which offers direct services to St Pancras International. The city centre, with its excellent selection of shops and leisure facilities, is also within easy reach. The Art Deco-style Odyssey Cinema, a boutique coffee shop and several popular independent restaurants can all be found nearby.





ACCOMMODATION

Secure Communal Entrance

Hallway

Living Room

16'1 x 10'10 max (4.90m x 3.30m max)

Kitchen

8'8 x 8'6 (2.64m x 2.59m)

Master Bedroom

13'9 x 10'9 (4.19m x 3.28m)

En-Suite

Bedroom 2

10 x 8'6 (3.05m x 2.59m)

Bathroom

OUTSIDE

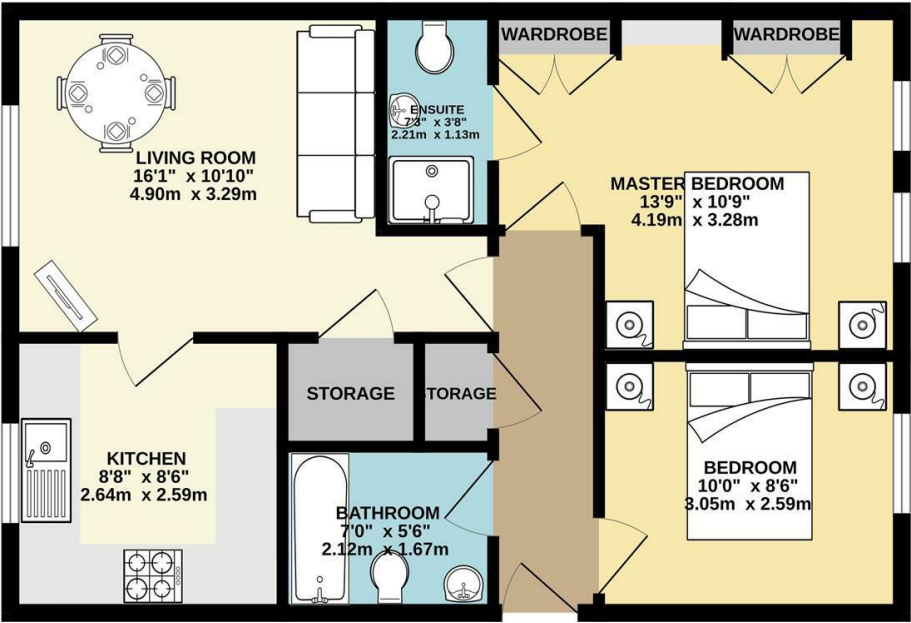
Allocated Parking Space

Communal Gardens



Floor Plan

FIRST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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

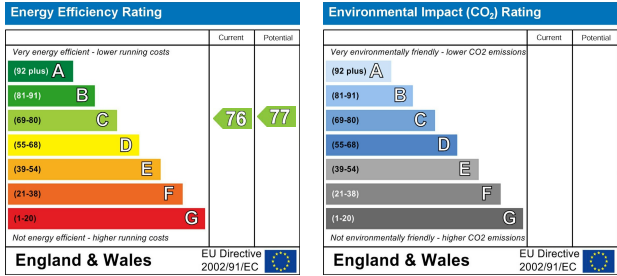
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Area Map



Energy Efficiency Graph



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