



Connells

Riverside Road
St. Albans



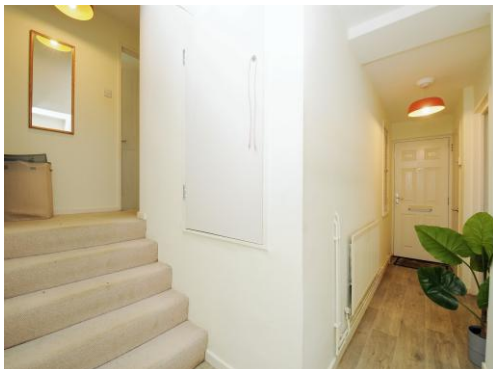
Property Description

This impressive apartment features two generously sized double bedrooms, a spacious and light-filled lounge ideal for both relaxing and entertaining, a well-proportioned kitchen with ample storage and preparation space, and a family bathroom.

Externally, residents benefit from well-maintained communal gardens and residents' parking, whilst the property also enjoys low maintenance charges, making it an ideal purchase for first-time buyers, downsizers or investors alike.

A standout feature of the home is the attractive outlook over the River Ver, providing a tranquil and scenic backdrop rarely found so close to the heart of the city. Perfectly located within easy reach of St Albans' excellent selection of shops, restaurants, cafes and mainline transport links into London St Pancras, this is a fantastic opportunity to acquire a superb apartment in a highly sought-after location.

Agents Notes: Full internal photographs to be added to this property listing shortly.



Lounge

8' 7" x 11' 6" (2.62m x 3.51m)

Kitchen

13' 3" x 7' 9" (4.04m x 2.36m)

Bedroom One

14' 3" x 11' 1" (4.34m x 3.38m)

Bedroom Two

12' 1" x 9' 4" (3.68m x 2.84m)





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.focalagent.com

To view this property please contact Connells on

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

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

check out more properties at connells.co.uk

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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: STA317727 - 0002

