



15 Richmond Walk, St. Albans, AL4 9BA

Guide price £300,000 Freehold





## 15 Richmond Walk

St. Albans, AL4 9BA

A stylish and beautifully presented one bedroom cluster house offering contemporary accommodation arranged over two floors, ideally suited to first time buyers, professionals or investors alike. Occupying a superb position, the property benefits from an allocated parking space and wonderful views of the pleasant green.

The accommodation begins with a private front door into a tastefully decorated living room with ample space for both seating and dining including a modern fitted kitchen with recesses for appliances and useful storage. To the first floor is a generous double bedroom together with a stylish bathroom fitted with a contemporary white suite.

Externally, the property benefits from an allocated parking space, adding further practicality and appeal.

Richmond Walk is conveniently located in the popular Jersey Farm development close to a parade of local shops including a Tesco, local doctors, pharmacy and a friendly pub. There are also several sought-after local schools close by and St Albans City centre and mainline train station are easily accessible and the green space of Heartwood Forrest and countryside within walking distance.







## ACCOMMODATION

### FIRST FLOOR

#### Kitchen

9'3 x 5'11 (2.82m x 1.80m)

#### Living Room

12'10 x 11'5 (3.91m x 3.48m)

### SECOND FLOOR

#### Bedroom

12'10 x 10'9 (3.91m x 3.28m)

#### Bathroom

### EXTERNAL

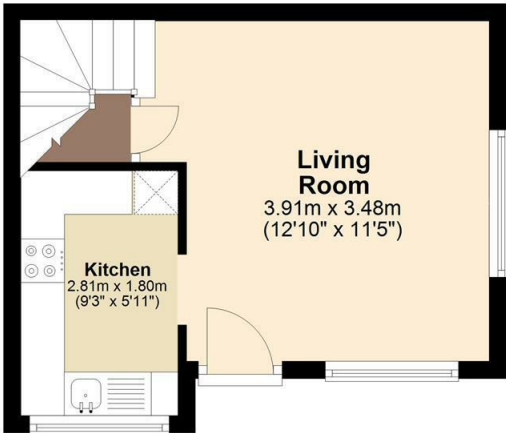
#### Parking Space



Floor Plan

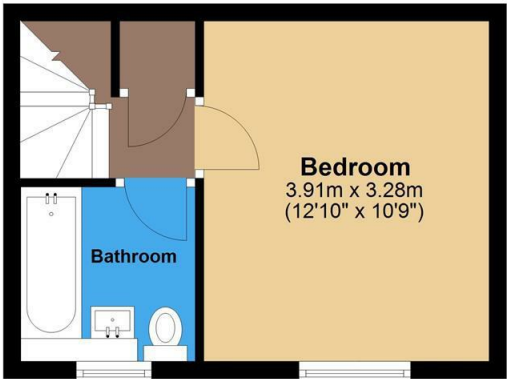
Ground Floor

Approx. 22.2 sq. metres (238.7 sq. feet)



First Floor

Approx. 21.0 sq. metres (226.4 sq. feet)



Total area: approx. 43.2 sq. metres (465.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.□

Viewing

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

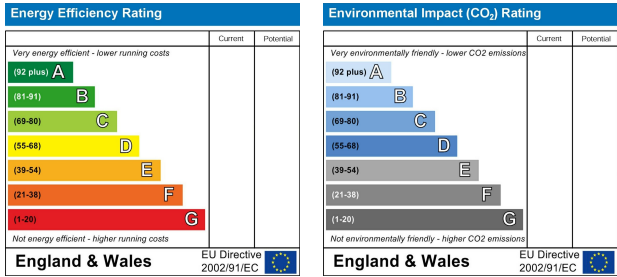
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Area Map



Energy Efficiency Graph



Paul Barker  
ESTATE AGENTS