



Stable Court, Heath Road, St. Albans, AL1



Key Features

- Beautifully Presented First Floor Apartment
- Wonderful City Centre Location
- Easy Reach Of The Mainline Station
- Spacious Accommodation Throughout
- Entrance Hallway
- Bright Good-Sized Living Room
- Modern Kitchen
- Double Bedroom
- Luxury Bathroom Suite
- Entry Phone System
- Dedicated Parking Space
- Long Lease
- Well Maintained Communal Areas

The Property

A beautifully presented first-floor one-bedroom apartment, ideally situated within walking distance of St Albans City Centre and the mainline railway station, offering convenience and modern living in one of the city's most sought-after locations.

As you step into the apartment, you are greeted by an inviting entrance hall that leads to a spacious living room. This area is perfect for relaxation and entertaining, seamlessly flowing into a modern fitted kitchen. The double bedroom is generously sized. The apartment also features a modern bathroom suite.

For additional convenience, the hallway includes two storage cupboards, providing practical solutions for everyday needs. Furthermore, the property boasts a loft space, offering even more storage options.

This property comes with the benefit of a long lease for added peace of mind.

An allocated parking space at the rear of the property adds to the appeal, ensuring ease of access.

Located just off Heath Road, this apartment enjoys a prime position in St Albans, allowing easy access to the vibrant city center with its array of shops, restaurants, and amenities, as well as excellent transport links for commuting.

Guide price £300,000

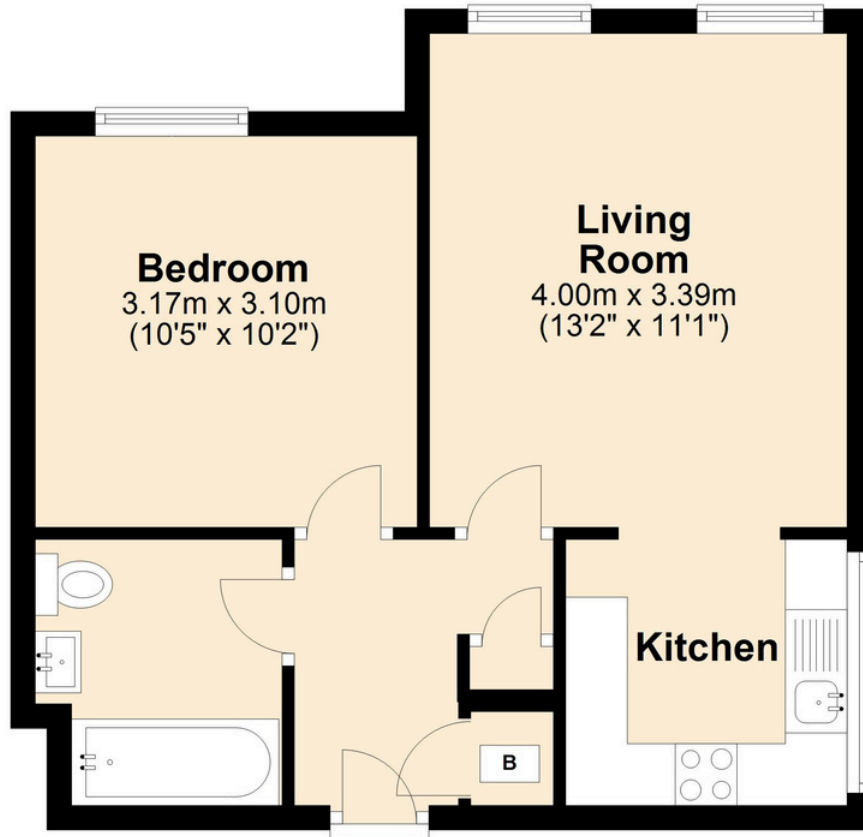






First Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 38.3 sq. metres (412.2 sq. feet)

Plan created by Fullbrook & Floor Estate Agents.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Lease details:
975 years left.
Service charge: £2,153 P/A.
Ground rent: £0.0.

Disclaimer:
Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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