



16 Latium Close, Holywell Hill, St. Albans, Hertfordshire, AL1 1XU
Asking Price £375,000

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NO UPPER CHAIN! A beautifully refurbished two bedroom ground floor apartment situated within the popular Latium Close development on the south side of St Albans Town Centre. The property comprises of an entrance hall leading to a living/dining room with bay window, a separate kitchen with newly fitted appliances, master bedroom with vast amounts of built in storage, second bedroom, bathroom. The development is surrounded by well maintained communal grounds and residents benefit from allocated parking and entry phone system. Ideally located for easy access to Town Centre, both St Albans City and Abbey Station, Verulamium park with sports centre and Motorway connections. 125 year Lease from 1993. MUST SEE!

- NO UPPER CHAIN
- FULLY REFURBISHED
- SPACIOUS TWO BEDROOM
- IDEAL INVESTMENT OR FIRST TIME BUY
- BEAUTIFULLY PRESENTED
- GROUND FLOOR APARTMENT
- WALK TO STATION / TOWN CENTRE

Entrance Hall with built in storage

Living / Dining Room

Kitchen

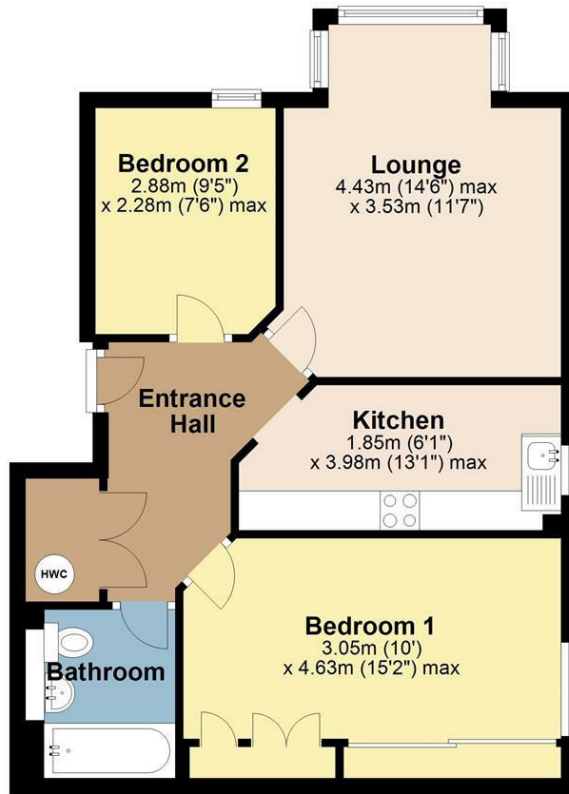
Master Bedroom with ample built in storage

Second Bedroom

Bathroom



Ground Floor
Approx. 55.6 sq. metres (598.7 sq. feet)



Total area: approx. 55.6 sq. metres (598.7 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	75
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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