



Davis Court, Marlborough Road



DAVID CHADWICK  
ST ALBANS

## 17 Davis Court, Marlborough Road, St Albans. AL1 3XU

Entrance hall | Sitting/dining room | Kitchen | Bedroom | Shower room | Two storage cupboard | Communal lobby with entry phone | Residents' lounge & kitchen | Resident's laundry | Lift to all floors | Communal gardens | Over 55s | No onward chain | Extended lease with 154 years remaining | EPC C | Council Tax band C £1,743.06 p.a. | Service charge £2,083.88 p.a.

### The Property

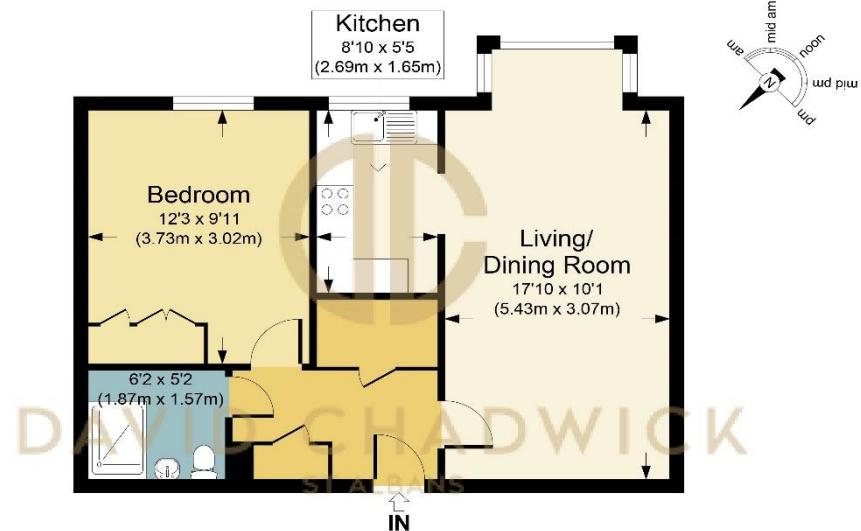
17 Davis Court is a well-presented purpose-built retirement apartment occupying an enviable position within this popular and conveniently located development. On the first floor with an internal elevation the apartment overlooks the gardens and grounds within Davis Court and enjoys an enviable south easterly aspect to the living, bedroom and kitchen. The main accommodation leads from an entrance hall, with two storage cupboards, to a spacious open plan sitting/dining room, with a bay window, and then onto a smart modern kitchen with an integrated electric Neff oven and hob and space for a washing machine and fridge freezer. A comfortable bedroom with fitted wardrobes and a separate modern shower room complete the picture internally. All rooms are fitted with emergency pull cords.

### Outside

There are well kept communal gardens with a paved sun terrace and well stocked planted flower beds, a communal residents' lounge with kitchen and a residents' laundry/drying room. There is a secure entry phone system, a lift to all floors, shared parking for residents and their guests, an on-site manager, and the use of a guest bedroom at a nominal rate.







## First Floor

DAVIS COURT, AL1

APPROX. GROSS INTERNAL FLOOR AREA 481.46 SQ FT / 44.73 SQ M.  
DAVID CHADWICK. THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2022.

**To confirm:** These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.

david@davidchadwickstalbans.com  
Mobile 07859 768597  
Office 01727 857165  
davidchadwickstalbans.com



DAVID CHADWICK  
ST ALBANS