



A spacious, immaculate two bedroom first floor apartment in popular tree-lined residential area, only 0.4 miles from St Albans City Station.

**\*PHYSICAL VIEWINGS ALLOWED TO CONTINUE DURING THE SECOND LOCKDOWN\*** This larger than average two bedroom first floor apartment is offered to the market in immaculate condition throughout and is set within this popular tree lined residential area just 0.4 miles from St Albans city station. Maintained to the highest of standards this property offers spacious and versatile living space and is just a short walk to St Albans high street with its fantastic selection of boutiques, bars and restaurants.

As you enter via your own private front door there is a welcoming entrance hall with storage and space for coats and shoes. Upstairs the main hallway has doors off to most rooms. The dual aspect living/ dining room extends to 20' (6.17m) and provides a great entertaining space when friends and family come to visit. Off the living room is the kitchen with a selection of wall and base units, plenty of worktop space and room for all modern day appliances. The spacious master bedroom has the added bonus of a good sized walk in wardrobe with a multitude of shelves and rails providing perfect storage solutions. A second double bedroom is located from the hallway together with a modern shower room with luxury walk in shower cubicle. Further benefits include a private balcony, off street parking and a considerable amount of storage.

Viewing is advised to appreciate this truly immaculate flat and surrounding area through Putterils of St Albans.







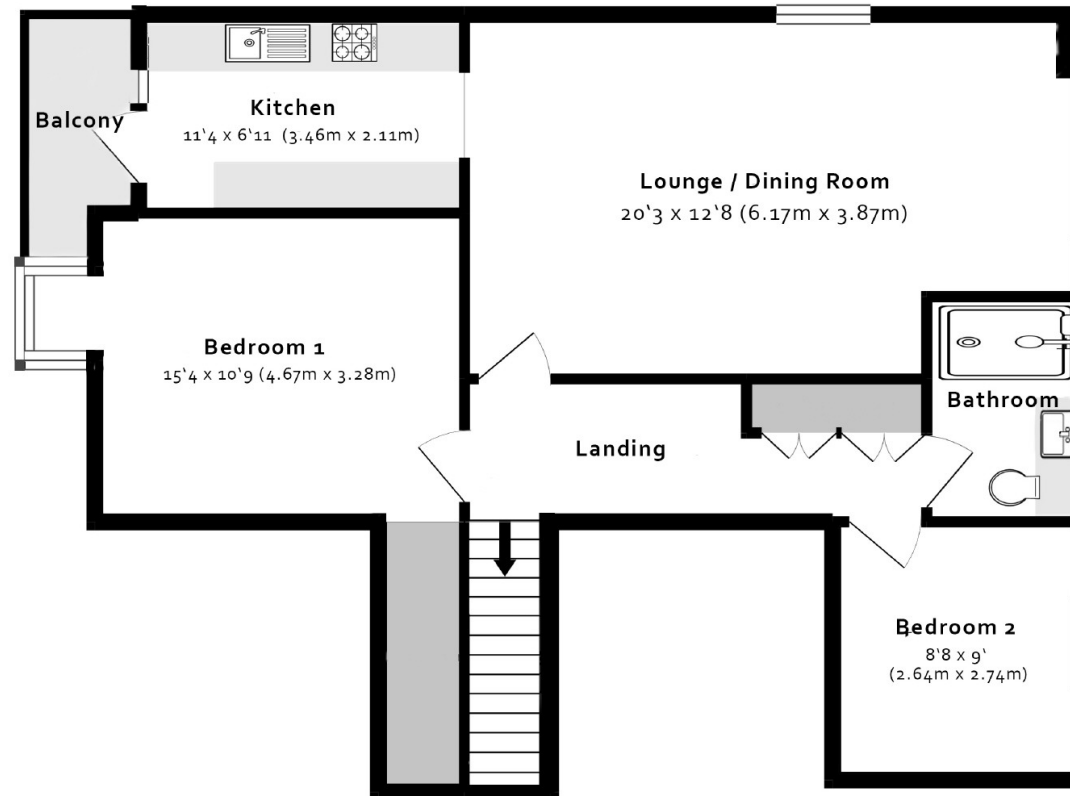




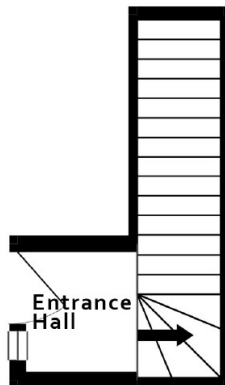




## First Floor



## Ground Floor



Total Area: approx. 797 sq ft (74.1 sq m)

(c) Putterills MMXX

N.B. These plans are not to scale and are only intended as a guide.

