



Greenwich Court, Park View Close, St Albans,
AL1 5TR

Price £350,000



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Forming part of a popular purpose built development is this spacious two bedroom second floor apartment that enjoys views over fields to front.

The property has accommodation that comprises of an entrance hall, living / dining room with double doors opening out onto a balcony, two good size bedrooms, en-suite to master, kitchen and allocated underground parking.

Greenwich Court is conveniently located on Park View Close which is within walking distance of the mainline railway station. There are fields to front and a local parade of shops close by.



ACCOMMODATION

Entrance Hall

Door leading through from communal hallway, laminate flooring, single radiator, entry phone system, cupboard housing central heating boiler.

Kitchen 10'10 x 5'10 (3.30m x 1.78m)

A range of wall and base mounted units with work surfaces over, inset one and a half bowl single drainer sink unit with mixer tap, built in oven and hob with cooker hood over, tiled floor, partly tiled walls.

Living / Dining Room 18'8 x 11'2 (5.69m x 3.40m)

Double glazed double doors opening out onto a balcony that enjoys views over a playing field, further double glazed windows to front, single radiator, double radiator, recess spotlights, wood laminate flooring.

Bedroom One 14'8 x 11'4 (4.47m x 3.45m)

Double glazed window to rear, single radiator under, built in wardrobe, recess spotlights.

En-Suite Shower Room

Tiled shower cubicle, low level wc, wash handbasin, heated towel rail.

Bedroom Two 10'11 x 11'7 (3.33m x 3.53m)

Double glazed window to rear, double radiator, recess spotlights, built in wardrobe.

Bathroom

White suite comprising of panelled bath with mixer tap and shower over, low level wc, wash handbasin, partly tiled walls, tiled floor.

EXTERIOR

Parking

Allocated underground parking bay.

Communal Grounds

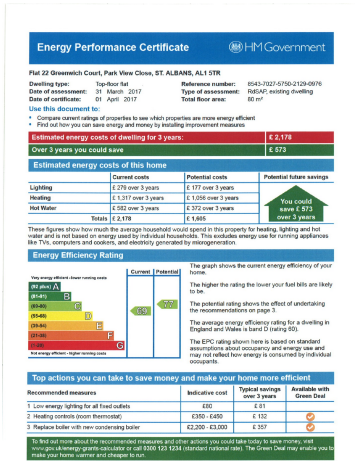
Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.



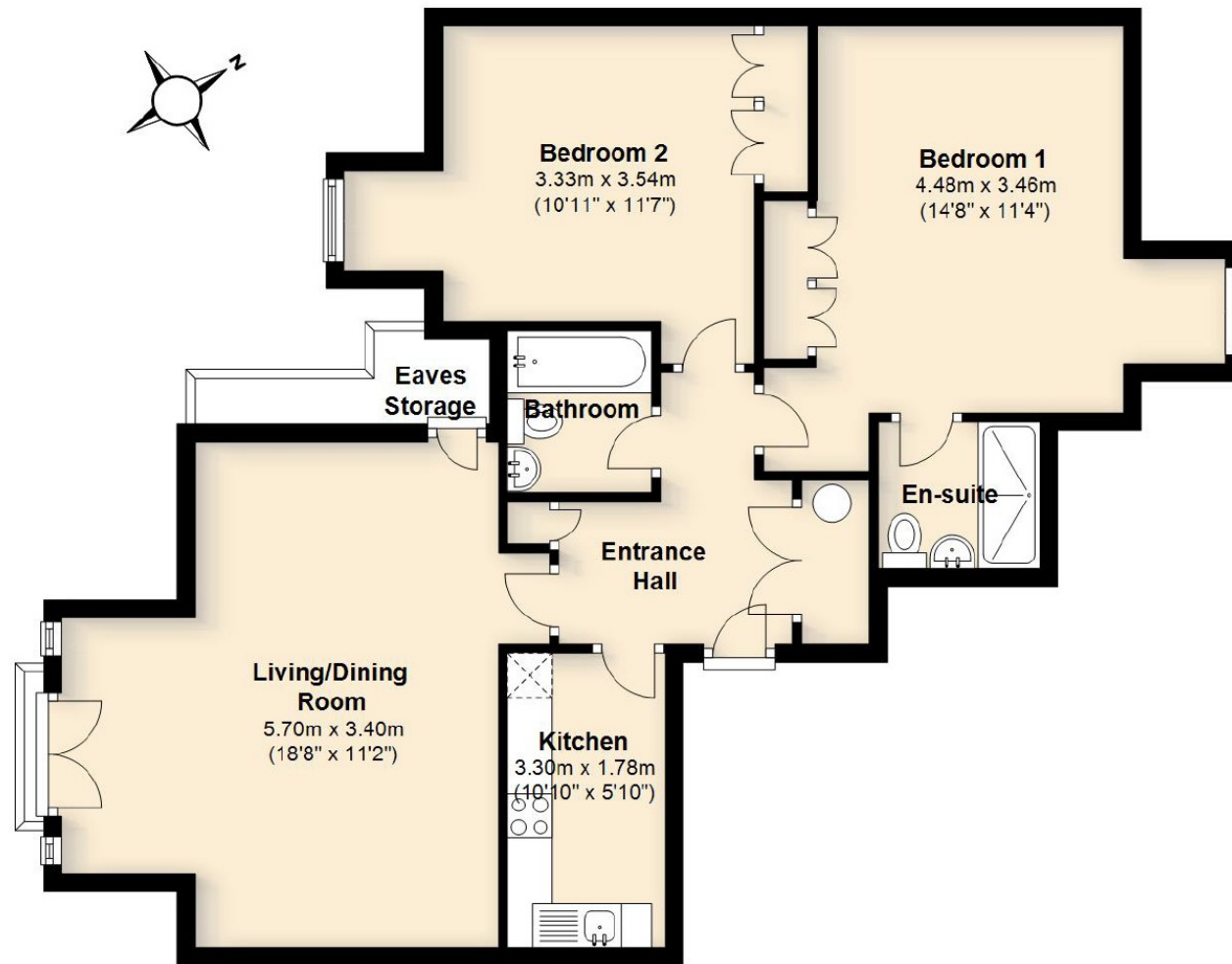
Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



Top Floor

Approx. 80.0 sq. metres (861.6 sq. feet)



Total area: approx. 80.0 sq. metres (861.6 sq. feet)

Not to Scale. For identification purposes only.

Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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