



Price £270,000

Cedarwood Drive
St Albans, AL4 0DW

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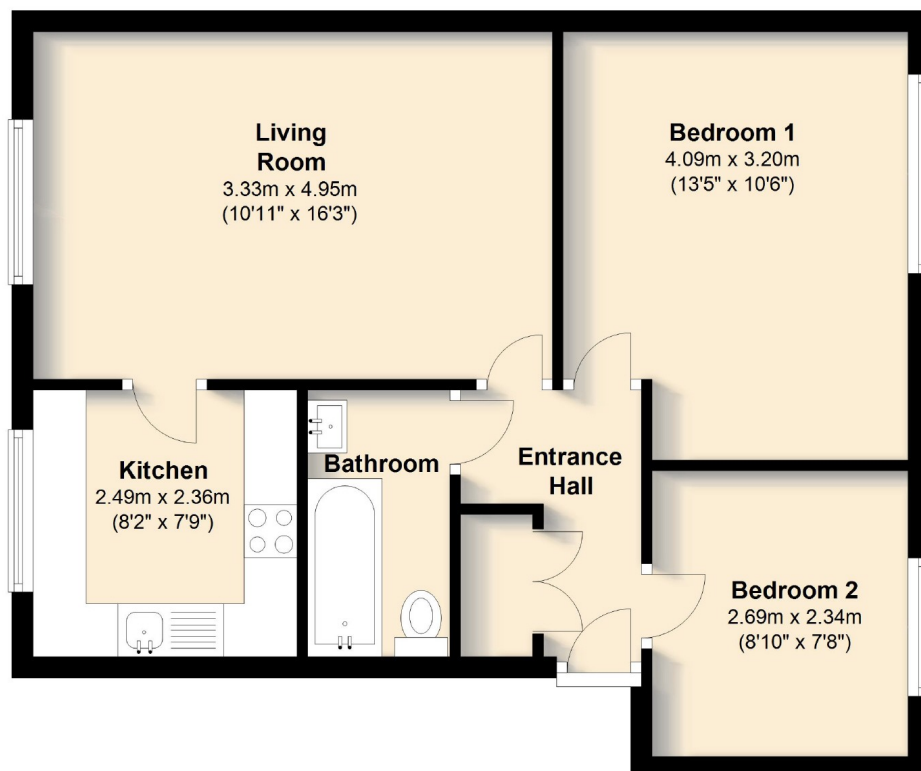
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37 Chequer Street, St Albans,
Herts, AL1 3YJ



Floor Plan

Approx. 50.5 sq. metres (543.6 sq. feet)



Total area: approx. 50.5 sq. metres (543.6 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

Cedarwood Drive
St Albans, Hertfordshire,

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Located on the first floor overlooking communal gardens is this two bedroom apartment ideal for a first time buyer or for a buy-to-let investor.

The property benefits from a new bathroom, a good size living room and large fully double glazed windows bringing in plenty of natural light.

Situated east of the city centre and positioned in a quiet cul-de-sac close to excellent schools, and a parade of shops, this well presented flat has excellent bus links to the city centre, mainline railway station, whilst also being close to the motorway network. Also close by is the Alban Way and Longacres Park.

ACCOMMODATION -

Entrance Hall - Doors to living room, bedroom one, bedroom two and bathroom, wood effect laminate flooring, storage cupboard housing hot water tank and cold water tank, further cupboard housing electricity meter and consumer units, secure entry telephone system.

Living Room - 10'11 x 16'3 (3.33m x 4.95m) UPVC double glazed window to front bringing in natural light, wood effect laminate flooring, coving to ceiling, night storage heater, doors leading into:

Kitchen - 8'2 x 7'9 (2.49m x 2.36m) A range of wall and base units with roll top work surface over, space for fridge freezer, oven and washing machine, inset one and a half bowl stainless steel sink unit with mixer taps over, part tiled walls, tiled flooring, UPVC double glazed window to front.

Bedroom One - 13'5 x 10'6 (4.09m x 3.20m) UPVC double glazed window to rear bringing in natural light, coving to ceiling, storage heater,

wood effect laminate flooring.

Bedroom Two - 8'10 x 7'8 (2.69m x 2.34m) UPVC double glazed window to rear, coving to ceiling, storage heater, wood effect laminate flooring.

Bathroom - A newly fitted white suite comprising low level wc with soft close lid, vanity wash handbasin with mixer taps, panelled bath with mixer taps and shower over, mirror cupboard, extractor fan, fully tiled walls and floor.

EXTERIOR - Side access leads to a secluded communal back garden with lawn and drying areas.

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

Environmental Impact Rating D - 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.

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