



Malthouse Court, Sopwell Lane, St Albans, AL1 1RP

Price £300,000



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NO UPPER CHAIN

A well presented first floor one bedroom flat comprising of living room, kitchen, bedroom and bathroom. The property has residents parking on a first come first served basis and there are communal gardens.

The property is located on Sopwell lane enjoying a city centre location with easy access to all local amenities, mainline station and close to the open spaces of Verulamium Park and Westminster Lodge sports centre.



ACCOMMODATION

Entrance

Spiral stairs leading to front door, opening into:

Hall

Storage cupboard housing the boiler.

Living Room / Dining Room 15'0 x 10'11 (4.57m x 3.33m)

Window to front overlooking communal gardens, radiator, door to:

Kitchen 9'0 x 7'5 (2.74m x 2.26m)

Re-fitted kitchen comprising of wall and base mounted units with work surface over, inset one and a half bowl stainless steel sink with mixer tap, inset hob with electric oven under, extractor fan over, skylight, stylish finish with white brick work tiled splash back, door to:

Bedroom 15'0 x 9'9 (4.57m x 2.97m)

Two windows to front, radiator, door to:

Storage

Storage cupboards, door to:

En-Suite Bathroom

Partly tiled walls, white suite with side panel bath, electric shower over, low level wc, pedestal sink, heated towel rail, skylight.

EXTERIOR

Storage Cupboard

The property benefits from its own outside storage cupboard.

Communal Gardens

Communal gardens to front.



Parking

There is no guarantee of a space however, there are spaces for residents to park on a first come first served basis.

Viewing Information

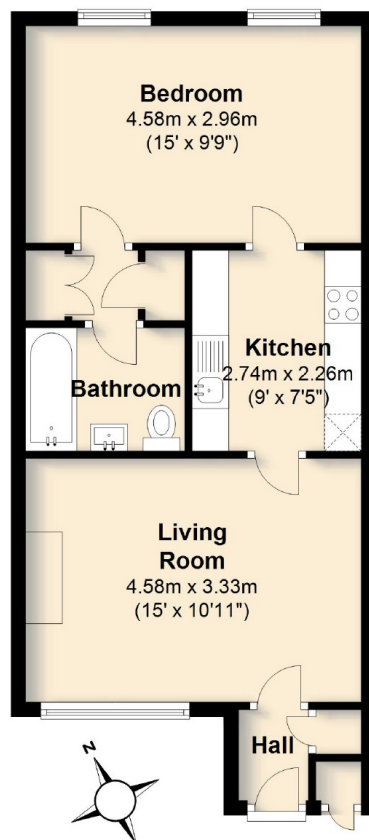
BY APPOINTMENT ONLY WITH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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

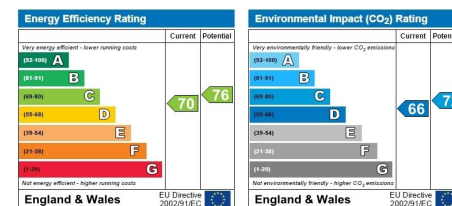
Approx. 44.3 sq. metres (476.5 sq. feet)



Total area: approx. 44.3 sq. metres (476.5 sq. feet)

Not to Scale. For identification purposes only.

Plan produced using PlanUp.



Tel: 01727 898150

37 Chequer Street

St Albans

Herts

AL1 3YJ

Email: stalbans@putterills.co.uk

www.putterills.co.uk

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