



Serra House, Charrington Place, St Albans, AL1 3FU

Price £425,000



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A stylish and modern two double bedroom top floor apartment comprising an open plan living space benefiting from sliding doors that open out onto a balcony.

The master bedroom enjoys an en-suite shower room and a Juliet balcony flooding the room with natural light, there is a second double bedroom and a separate main bathroom. There are lifts to all floors with well-maintained halls and an allocated underground parking space which is conveniently located close to the lift.

Serra House forms part of the Charrington Place development, ideally positioned within a stones throw of the mainline station and just a short walk to the city centre, making this an ideal property for a busy London commuter, buy-to-let investor, first time buyer or even a person downsizing that wants something they can lock up and leave. The block has a secure communal door with video entry system.



ACCOMMODATION

Entrance

Communal front door, opening into:

Communal Entrance Hall

Lift and stairs to all floors, front door opening into:

Entrance Hall

Built in cupboard housing water cistern and storage, radiator.

Kitchen / Living Space 22'3 x 11'9 (6.78m x 3.58m)

Impressive room with sliding doors opening directly onto a balcony, TV point, radiator.

Kitchen Area

Contemporary range of wall, base and drawer units, splash back tiles, inset hob, oven under, light and filter unit over, integrated fridge freezer and slim line dishwasher.

Bedroom One 13'9 x 9'10 (4.19m x 3.00m)

Double bedroom with Juliet balcony, built in shelves for storage, radiator.

En-Suite Shower Room

Tiled shower cubicle, WC, washbasin, mirror, heated towel rail, spot lights

Bedroom Two 15'9 x 9'2 (4.80m x 2.79m)

Double bedroom, radiator, window to front.

Bathroom

Tiled, bath with shower over and shower screen, washbasin, mirror, low level WC, spot lights



EXTERIOR

Parking

The property benefits from one allocated underground parking space.

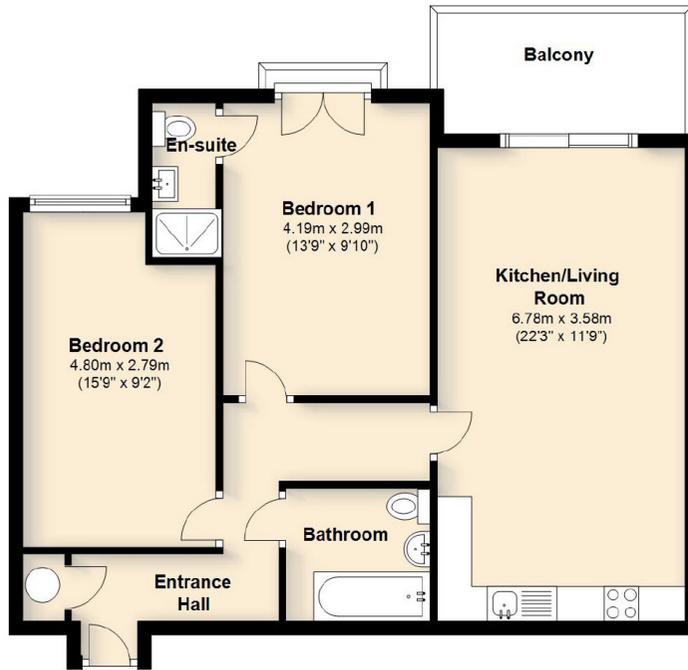
Viewing Information

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.

Floor Plan
Approx. 66.0 sq. metres (710.9 sq. feet)



Total area: approx. 66.0 sq. metres (710.9 sq. feet)

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

Energy Performance Certificate

60 Serra House, Chairington Place, ST. ALBANS, AL1 3FU
Dwelling type: Top-floor flat Reference number: 7508-1084-7335-0097-1000
Date of assessment: 30 May 2013 Type of assessment: SAP, new dwelling
Date of certificate: 30 May 2013 Total floor area: 70 m²

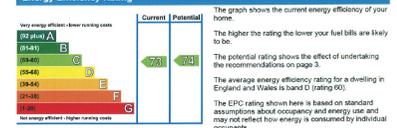
Use this document to:
* Compare current ratings of properties to see which properties are more energy efficient
* Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,635
Over 3 years you could save	£ 39

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 129 over 3 years	
Heating	£ 753 over 3 years	£ 789 over 3 years	
Hot Water	£ 678 over 3 years	£ 678 over 3 years	
Totals	£ 1,635	£ 1,506	

These figures show how much the average household would spend in this property for heating, lighting and hot water and do not include energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by micro-generation.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£10	£ 39

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