



Hatfield Road, St Albans, AL1 4JG

Price £350,000



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NO UPPER CHAIN - A spacious south facing two double bedroom, first floor apartment forming part of this contemporary purpose built residential development located within walking distance of the mainline station, making it an ideal property for a London commuter. The property enjoys a modern fitted kitchen with integrated appliances and Villeroy and Boch sanitary ware. The property benefits from one allocated parking space, bay number 16.

This small block of just six apartments forms part of the Luna Place development on Hatfield Road which is situated close to a good selection of day to day shopping facilities to include a Tesco Express and Morrisons supermarket. The more extensive shops, bars and leisure facilities of St Albans city centre are also within walking distance.



ACCOMMODATION

Entrance

Security video entry phone system opening into communal entrance hall, staircase to first floor, doors to:

Entrance Hall

Coving to ceiling, recessed spotlights, video entry phone, electric heater, two useful built in storage cupboards, doors to:

Living Room 15'0 x 12'0 (4.57m x 3.66m)

South facing double glazed patio doors with Juliet balcony, coving to ceiling recessed spotlights, electric heater, open access to:



Kitchen 10'7 x 7'2 (3.23m x 2.18m)

A range of modern high gloss wall, base and drawer units, contrasting wood effect work surface over, inset four ring hob, oven under, light and filter unit over, integrated fridge freezer, dishwasher and washing machine, inset sink with mixer tap, recessed spotlights, wood effect flooring.

Bedroom One 14'9 x 9'0 (4.50m x 2.74m)

Double bedroom, window to rear, wall mounted tv, built in double wardrobe, electric heater, door to:

En-suite 7'3 x 5'4 (2.21m x 1.63m)

Window to side, white suite comprising, low level wc, double width shower cubicle, wash basin, tiled splash backs, shaver socket, extractor, tiled splash backs, shaver socket, extractor, recessed spotlights, wood effect flooring, chrome radiator.

Bedroom Two 11'0 x 8'6 (3.35m x 2.59m)

Double bedroom, window to rear, electric heater.

Bathroom 7'3 x 6'2 (2.21m x 1.88m)

White suite comprising low level wc, wash basin, bath with mixer tap and shower attachment over, tiled splash back, contrasting wood effect flooring, extractor, recessed spotlights, shaver socket, chrome radiator.

Exterior

The property enjoys well tended communal gardens, property benefits from access to a secure external bike store.

Parking

The property benefits from one allocated parking bay which is number 16.

Agents Note

The photographs used in the marketing material are from when the owner lived in the property. It is currently tenanted and are due to vacate in September.

We are obliged under the Estate Agency Act to inform you that this property is owned by a friend of an employee of Putterills Estate Agents.

Viewing Information

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

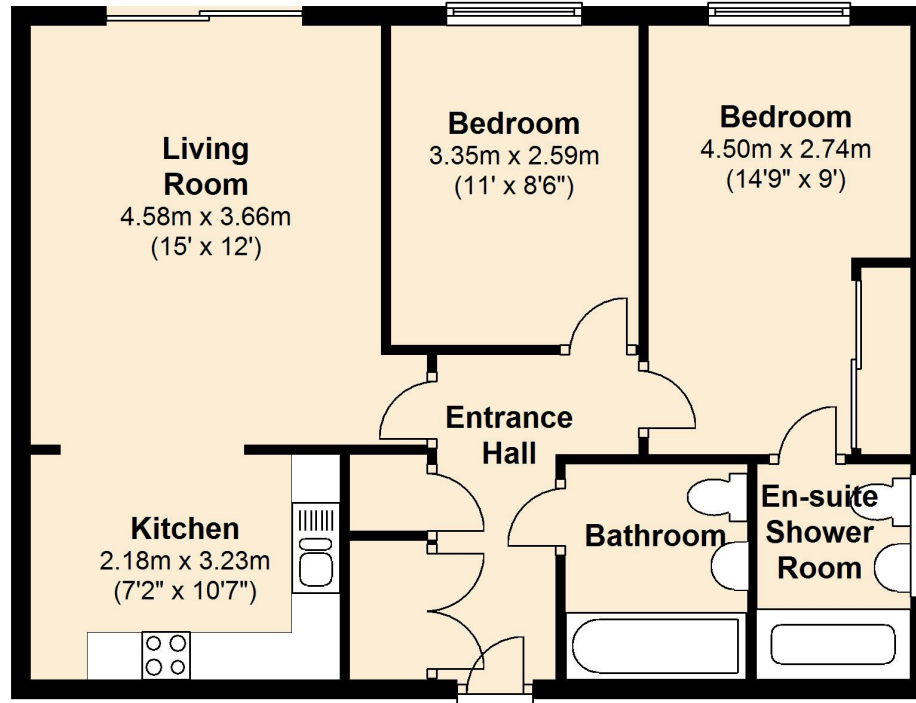
Environmental Impact Rating

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.

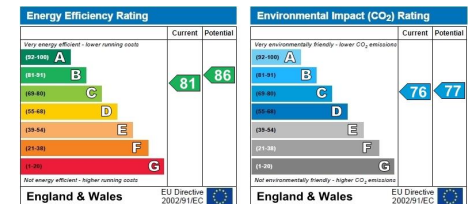


First Floor Flat

Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 59.9 sq. metres (644.8 sq. feet)



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