



Hall Place Gardens, St Albans, AL1 3SF

Price £330,000



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AL1 3SF

Positioned on the top floor of this character building is this two bedroom flat offered for sale with the added advantage of NO UPPER CHAIN.

The accommodation comprises dual aspect living room, two bedrooms, kitchen and a bathroom.

Hall Place Gardens is conveniently located in the centre of St Albans within walking distance of the mainline station and the city centre.



ACCOMMODATION

Entrance

Communal front door with stairs to top floor, opening into:

Entrance Hall

Split level entrance hall, radiator, window to side, doors to:

Living Room 20'4 x 11'8 (6.20m x 3.56m)

Dual aspect with windows to rear and side, radiator, door to kitchen.



Kitchen 9'9 x 7'9 (2.97m x 2.36m)

A range of door units, work surface, sink with mixer tap, gas hob, electric oven, space for fridge and washing machine, radiator, window to side.

Bedroom One 11'7 x 8'5 (3.53m x 2.57m)

Double bedroom, radiator, window to side.

Bedroom Two 9'3 max x 7'11 (2.82m max x 2.41m)

Window to side and rear, radiator, storage cupboard.

Bathroom

White suite, wc, pedestal washbasin, bath with mixer tap, shower attachment, radiator, window to side.

AGENTS NOTES

The current owner has indicated that there is the possibility for parking to the rear, subject to agreement from the freeholder. We would recommend your solicitor clarifies this point before contracts are exchanged.

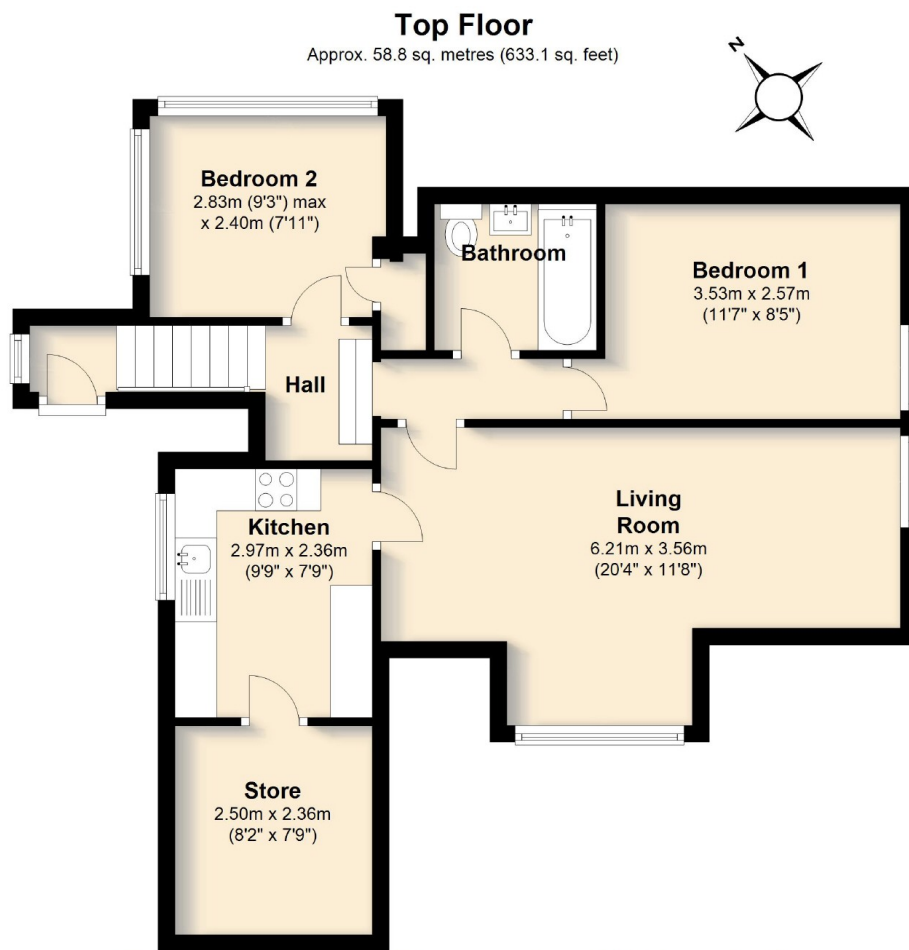
Viewing Information

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

Environmental Impact Rating

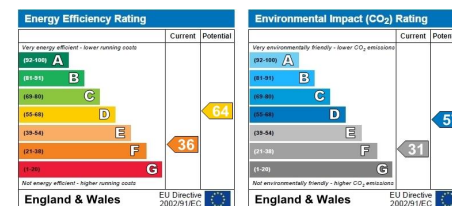
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





Total area: approx. 58.8 sq. metres (633.1 sq. feet)

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



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