



Hall Place Gardens, St Albans, AL1 3SF

Price £365,000



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This spacious two double bedroom first floor flat forms part of the impressive period property located in central St Albans.

The property is offered for sale with the added advantage of NO UPPER CHAIN enjoying a bright dual aspect living room, kitchen, two bedrooms and a bathroom.

Hall Place Gardens is within walking distance of the city centre and the mainline station.

ACCOMMODATION

Entrance

Communal front door opening into:

Communal Entrance Hall

Staircase to first floor, door opening into:

Entrance Hall

Doors to:

Living Room 16'3 x 14'2 (4.95m x 4.32m)

Bright and airy dual aspect living room with windows to rear and side,



two radiators, feature fireplace, door to:

Kitchen 6'4 x 8'5 (1.93m x 2.57m)

Window to side, tiled floor, gas hob, electric oven, sink with mixer tap, space and plumbing for washing machine, space for low level fridge.

Bathroom

Bath with mixer tap and shower attachment, low level wc, washbasin, part tiled walls, radiator.

Bedroom One

Double bedroom, radiator, window to rear, fitted wardrobes.

Bedroom Two

Double bedroom, window to side, window to rear, radiator.

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.

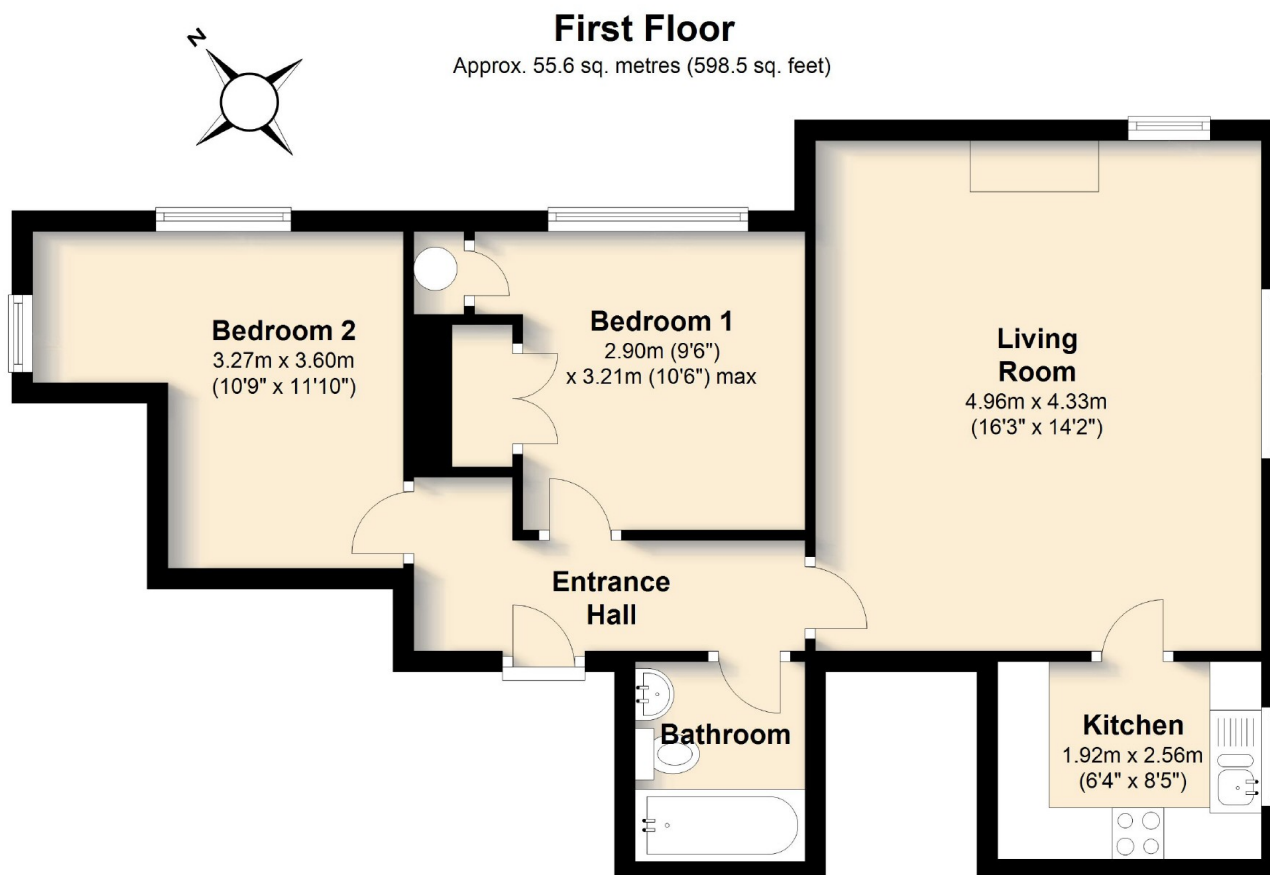
Viewing Information

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

Environmental Impact Rating

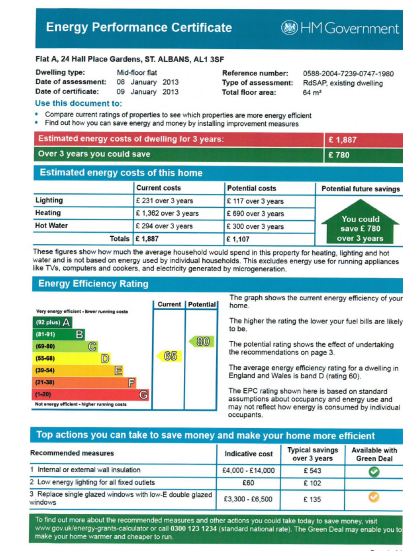
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.





Total area: approx. 55.6 sq. metres (598.5 sq. feet)

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



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