



Taylor Close, St Albans, AL4 9YB

Price £275,000



Taylor Close, St Albans,  
AL4 9YB

An extremely well maintained sunny and bright two bedroom first floor apartment situated in a cul-de-sac location with the benefit of new central heating system, fully fitted kitchen and a newly fitted bathroom. Externally the property has communal gardens and a garage en bloc. The property has the advantage of a long lease which was recently extended.

Taylor Close is situated on the outskirts of St Albans close to Sandridge and open fields and is within a short walking distance of both Wheatfields and Sandringham schools. St Albans City centre and St Albans City Station are within a short drive.

#### **ACCOMMODATION**

Front door leading to:

#### **Entrance Hall**

Solid oak flooring, radiator, entrance to bedroom one, bedroom two, living/dining room and bathroom.

**Bedroom One 12'4 (max) x 11'1**  
**(3.76m (max) x 3.38m)**

Double glazed window to side, radiator.



**Bedroom Two 9'1 x 8'10 (2.77m x 2.69m)**

Double glazed window to side, radiator.

**Living Room 14'11 x 11'1 (4.55m x 3.38m)**

Double glazed bay window to rear, entrance to kitchen, radiator, gas fire place (capped).

**Kitchen 8'10 x 7'9 (2.69m x 2.36m)**

Splashback tiling, double glazed window to rear, roll top worksurfaces with wall and base units, stainless steel sink unit with mixer taps, electric oven with gas hobs and extractor fan unit, space for fridge/freezer, plumbing for washing machine.

**Bathroom**

Ceramic tiled floor, heated towel rail, wall units with mounted sink basin, side panel bath with shower attachment, splashback tiling throughout, double glazed window to side, vanity mirror.

**EXTERIOR**

Communal gardens, communal parking and a garage en bloc.

**Viewing Information**

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, 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.



