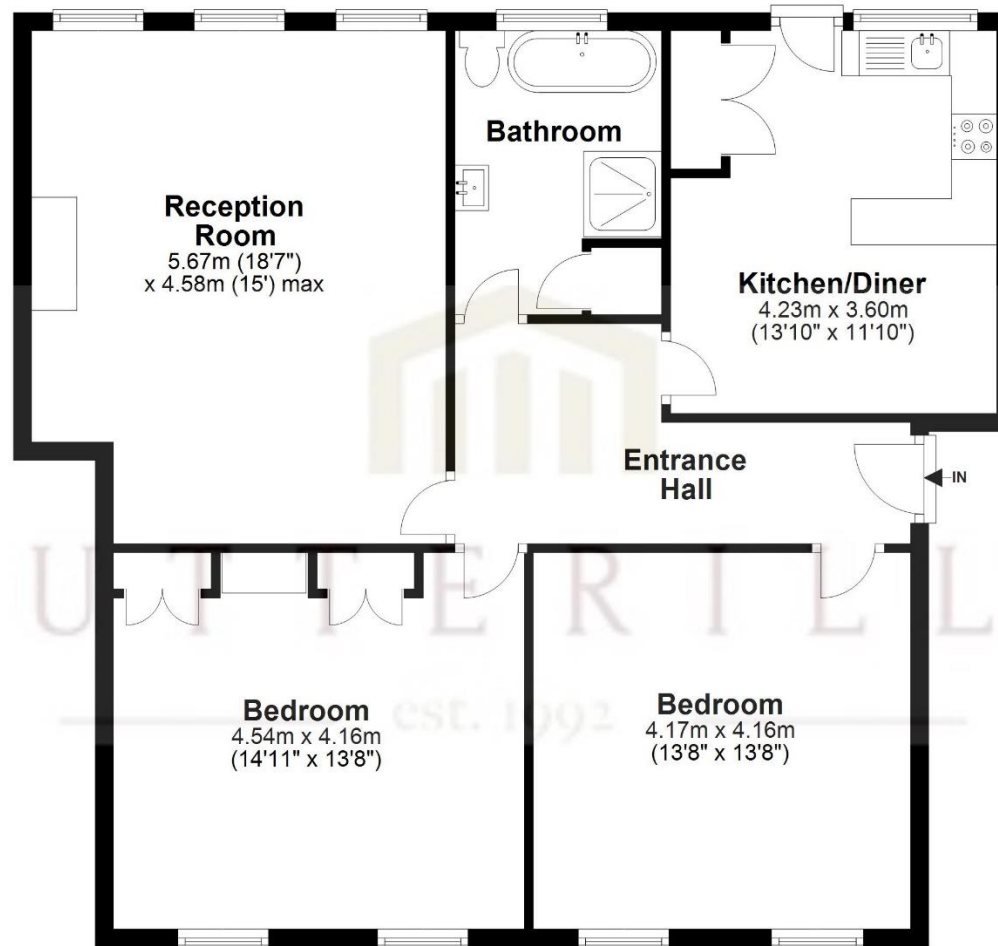






## Top Floor

Approx. 95.6 sq. metres (1029.5 sq. feet)



Total area: approx. 95.6 sq. metres (1029.5 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.

[www.propertytics.co.uk](http://www.propertytics.co.uk)  
Plan produced using PlanUp.

A rare opportunity to acquire a stylish and **SPACIOUS TWO BEDROOM TOP FLOOR APARTMENT**, which forms part of a highly sought after 1930's mansion block, situated within a conservation area in the City centre and is only a short walk to fantastic restaurants, bars, boutiques and just half a mile from St Albans City Mainline Station.

The spacious accommodation comprises; a large and welcoming entrance hall with doors leading to all rooms. The vast reception room is full of charm and period features, that include a feature fireplace, high ceiling, picture rails and three replacement double glazed windows. The modern fitted kitchen / dining room has a range of stylish contemporary fitted units with integrated appliances, space for a fridge freezer, washing machine and plenty of built in storage. Both bedrooms are exceptionally spacious with the master boasting oak herringbone flooring and a range of fitted wardrobes with central dressing table. The bathroom enjoys an elegant and four piece suite with stunning free standing double ended bath.

The property is also being offered with no upper chain and includes a share of the freehold.

Internal viewing is recommended and strictly by appointment only though Putterills on 01727 225858.

#### Features include:

*\* High Ceilings \* Replacement double glazed windows \*  
Spacious Entrance Hall \* Modern fitted Kitchen / Dining Room  
\* Two double bedrooms \* Elegant Family Bathroom \*  
Share of Freehold \* No upper chain \**



Grange Court | Grange Street | St Albans | AL3 5NE

## The Accommodation

### Communal Entrance Hall

Communal Oak double front doors. Communal carpeted flooring and stairs with oak balustrade leading up to all floors.

### Communal Second (Top) Floor Landing

Front door leading to:

### Entrance Hall

Picture rail. Wired for wall lights. Doors to all rooms. Wall mounted entryphone.

### Reception Room

18'7 x 15' max. (5.66m x 4.57m max.)

Feature tiled fireplace with tiled hearth and fitted low level shelved cupboard to one side. Replacement double glazed windows to rear. Picture rail. Two electric heaters with radiator covers. Television aerial point with provision for wall mounting a television. Wired for wall light.

### Kitchen / Dining Room

13'10 x 11'10 (4.22m x 3.61m)

Contemporary range of white gloss fronted fitted wall and floor units with beach worktop surfaces and tiled splashbacks. Stainless steel sink unit with mixer tap. Viceroy ceramic hob with oven below and brushed stainless steel cookerhood above. Bosch integrated dishwasher. Space for fridge/freezer and plumbing for washing machine. Replacement double glazed windows and door leading to rear tradesman's entrance. Two large floor to ceiling storage cupboards with cupboards above. Electric heater with radiator cover.

### Bedroom 1

14'11 x 13'8 (4.55m x 4.17m)

Modern range of fitted wardrobes to one wall with central dressing table and cupboards above. Replacement double glazed windows to front. Oak herringbone flooring. Picture rail. Wired for wall lights. Electric heater with radiator cover.

### Bedroom 2

13'8 x 13'8 (4.17m x 4.17m)

Replacement double glazed windows to front. Picture rail. Electric heater with radiator cover.

### Bathroom

Contemporary luxury suite comprising freestanding double ended bath with mixer tap and hand shower attachment. Shower cubicle with overhead shower unit. Vanity wash hand basin with mixer tap and pop up waste. Low level WC. Obscure replacement double glazed windows to rear. Tiled walls and flooring. Chrome heated towel rail. Inset spotlights. Airing cupboard housing factory lagged hot water cylinder.

### Exterior

### Communal Grounds

Well kept communal grounds.

### Tenure

Lease to be advised with a Share of the Freehold.

### Service Charge

£2,860 per annum for 2020-21, inclusive of Buildings Insurance.

### Energy Performance Certificate

Band D.

### Council Tax

St Albans City & District Council - Council Tax Band D









**St Albans Office**  
6 Holywell Hill | St Albans | Hertfordshire | AL1 1BZ  
t: **01727 225858** e: [stalbans@putterills.co.uk](mailto:stalbans@putterills.co.uk) w: [putterills.co.uk](https://www.putterills.co.uk)

**Hitchin | Knebworth | St Albans | Stevenage | Welwyn Garden City | Mayfair**

*All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.*

*Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist the smooth progression of the sale.*