

FOR SALE



Two Bedroom Duplex Apartment, City Centre
Asking Price Of £425,000

MARTIN&CO

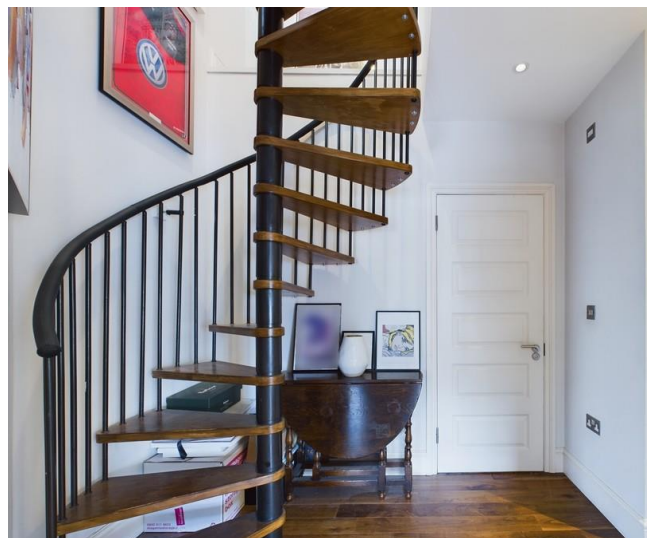


Historic City Centre

2 Bedrooms, 2 Bathroom

Asking Price Of £425,000

- Double Story Penthouse
- 2 Double Bedrooms
- 2 Bathrooms
- 10min Walk to Either Station
- High Spec Finishes Throughout
- City Centre Location
- Generous Loft Storage Area
- Long Lease Remaining
- Council Tax Band C
- Service Charge £2,880



Exclusive Penthouse Apartment in the Historic heart of St Albans!

Located on the second floor of this period building, this exclusive two double bedroom duplex home has been refurbished to an exceptional standard with character and style boasting fabulous views of the historic city and only a couple of minutes walk to both St Albans Abbey and Verulamium park!

This superior property comprises an entrance hall with video entry system, a spacious living room with original beam features, two double bedrooms and two bathrooms. Dark walnut wood floors, high ceilings, contemporary lighting, and secondary glazed sash windows contribute to the appeal of this stunning apartment.

Featuring exposed authentic timbered beams, the designer kitchen has granite worktops and integrated appliances including a wine-cooler fridge, built-in microwave, dishwasher, fridge freezer, washer/dryer and an electric oven with glass hob and a cooker hood.

Bedroom two, is a comfortable double, laid to carpets. The family bathroom has fully tiled marble walls and floor and includes a bath with shower over, wash basin with storage cupboard, toilet and a heated towel rail.

The spacious, carpeted, master suite on the first floor is reached via a spiral staircase and offers an en-suite bathroom with marble floor and wall tiles, bath, toilet, wash basin and heated towel rail. There is a generous 20m2 storage option available in the loft.

An exclusive City Centre address within 10 minutes walk of both St Albans City Station and Abbey Flyer, this property will tick all the boxes for the most discerning city resident.

Although this property has no allocated parking, permits can be purchased from the Council for the local car parks and a loading bay is situated outside the property for unloading shopping etc.

Please call agents, Martin and Co, St Albans on 01727 898236 to view.

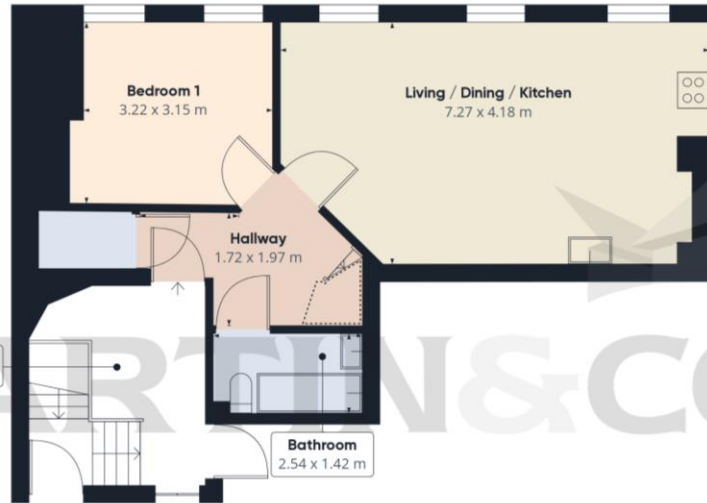
Lease remaining 986 years

Service charge £2880 p/a

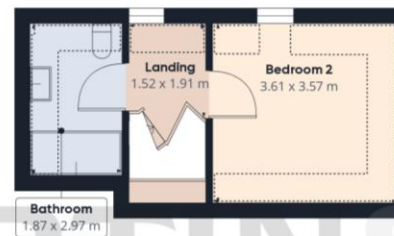
Ground rent £0



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	56 D
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1



Approximate total area⁽¹⁾
72.62 m²

Reduced headroom
8.89 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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