



Civic Close, St. Albans, Hertfordshire, AL1 3JZ

Guide Price £310,000

Leasehold

Frost's

Situated within the heart of the city centre is this stylish and spacious, high quality one bedroom first floor apartment .

The property is accessed via a well-maintained and spacious communal reception area, complete with lift to all floors and video entry phone and comprises internally of an entrance hall, generously sized and modern open plan living/kitchen area with built in integral appliances and two floor to ceiling Juliet balconies which allow a wealth of light and a feeling of space throughout. There is also a large double bedroom with built in wardrobes and ample space for additional wardrobes, a utility cupboard in the hallway and a stylish shower room with heated towel rail.

The apartment is ideally located within the city centre and provides excellent access to the mainline station, an abundance of shops/amenities and the open spaces of Verulamium Park. The property also benefits from an NHBC Buildmark warranty as the development was recently built in 2019 and there is also a secure bike store which is located within the basement level.

Energy Rating D

Council Tax Band C

Leasehold





Features

- One Double Bedroom
- High Quality First Floor Apartment
- Lift to All Floors
- Video Entry Phone
- Modern Open Plan Living/Kitchen Area
- Stylish Shower Room
- Easy Access to Shops and Train Station

Lease Information

Lease Length: 250 years from 1 January 2019

Service & Maintenance Charge:

Approx. £1093 payable six monthly

Ground Rent: N/A



*Modern Open Plan
Living/Kitchen Area*



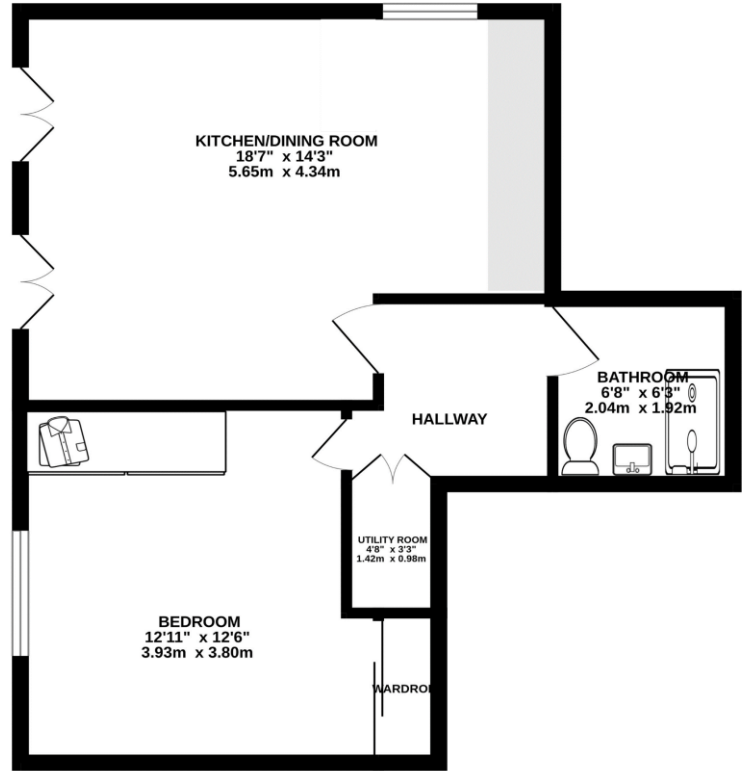


A high quality one bedroom first floor apartment









TOTAL FLOOR AREA : 505 sq.ft. (47.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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