



Grosvenor Road, St. Albans, Hertfordshire, AL1 3DD

£362,500

Leasehold

Frost's

This stunning and brand new one bedroom apartment is located on the first floor within the highly sought after Crest Nicholson development of Verla, providing easy access to the mainline train station with direct services to London, the extensive leisure facilities of the city centre and the popular open spaces of Verulamium Park.

The property comprises of entrance hall, open plan living and kitchen area that is designed to a high specification, bathroom, double bedroom, and private balcony.

The development benefits from lift access to all floors, communal roof terrace and good lease length with zero ground rent.

**Agents note:** All images are used for illustrative purposes only and are not necessarily a precise representation. Images may be of a slightly different model of home and may include different specifications for example in respect of brick colour and options which involve additional cost.

Individual features such as window, brick, carpets, paint and other material colours may vary and the specification of fittings may vary.

Any furnishings and furniture are not included in any sale.

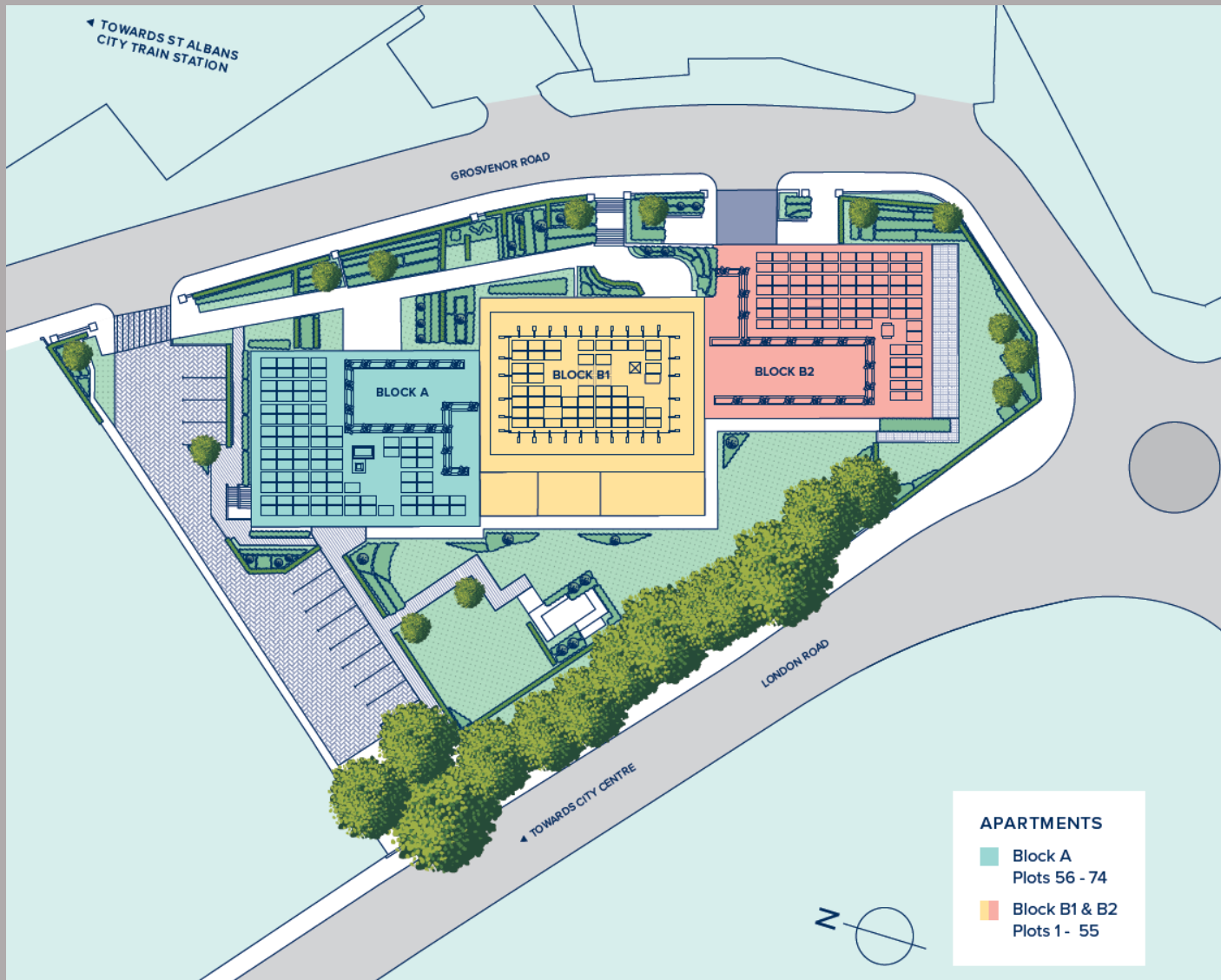
- New Build
- A Highly Sought After Crest Nicholson Development
- One Bedroom Apartment
- Open Plan Living Area
- Private Balcony
- Easy Access to St Albans Mainline Station



Leasehold – at the time of writing these details we were unable to verify the full details of the lease including details relating to sinking fund, any planned works/events, length of lease, maintenance, ground rent charges. Should you proceed with the purchase of the property these details must be verified by your solicitor.



*Located in the highly sought after Crest Nicholson development, providing easy access to the mainline train station with direct services to London.*



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These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Frost's Estate Agents.

To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £60 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

