

36 Nero House Charrington Place, St. Albans, AL1 3GW

Guide price £500,000 Leasehold

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Paul Barker ESTATE AGENTS

36 Nero House Charrington Place

St. Albans, AL1 3GW

A bright and stylish 2-3 bedroom penthouse apartment with two balconies, an underground secure car parking space, long lease of 983 years and no upper chain, all located in the superbly positioned Charrington Place development.

A secure communal entrance opens into an attractively presented communal hallway with a lift and stairs to all floors. The front door of the property opens into a welcoming hallway with two built-in storage cupboards and doors to rooms. The supremely spacious and sociable lounge/dining/kitchen features a wood floor and Plantation shutters in front of windows and sliding patio doors to a balcony with far reaching views. The modern kitted kitchen comprises of a range of wall and base units with worktops above and a range of integrated appliances.

The superb master bedroom enjoys a quality en-suite shower room and Plantation shutters in front of sliding patio doors leading to a wrap-around balcony with views of the City. There is a further well-proportioned bedroom, a useful study/child's room, and a separate white bathroom suite.

Charrington Place is wonderfully positioned within 5 minutes' walk of the mainline train station to St Pancras International. There's easy access to an Imed Pharmacy, InPost locker service and Sainsbury local and a range of local shops, restaurants and services close by and St Albans thriving city centre is within a 10-minute walk.

























ACCOMMODATION

Entrance Hall

Lounge/Kitchen/Dining Room
20'10 x 17'2 (6.35m x 5.23m)

Balcony

Bedroom
12'11 x 10'0 (3.94m x 3.05m)

Balcony

En-Suite

Bedroom
12'10 x 8'8 (3.91m x 2.64m)

Study/Child's Room
7'9 x 7'1 (2.36m x 2.16m)

Bathroom

Leasehold - 983 years remaining

Service Charge - £2,200 pa

Ground Rent - £456.74 pa

Underground Parking Fee - £250 pa

Floor Plan



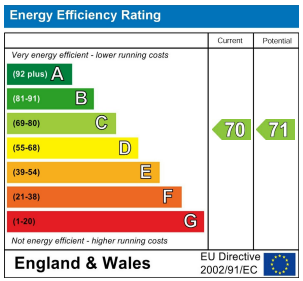
Total area: approx. 84.1 sq. metres (905.5 sq. feet)

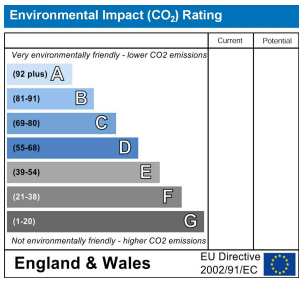
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright ≅ SKMSTUDIO
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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