



Verona Court 38 Roland Street, St. Albans, AL1 5HS

Guide price £425,000 Leasehold



## Verona Court 38 Roland Street

St. Albans, AL1 5HS

Welcome to Verona Court, a well-presented two bedroom second floor apartment with an allocated car parking space offering comfort, convenience, and modern living as well as being perfectly situated within walking distance of St Albans City train station.

The accommodation begins through the front door into a welcoming entrance hall, offering a useful storage cupboard and access to all rooms. The layout immediately feels well considered, with a natural flow leading you through the home.

The principal bedroom is a generous double room, comfortably accommodating wardrobes and enjoying a pleasant outlook through its window and benefits from its own en-suite shower room, creating a private and versatile space. Just across the hall is a modern shower room, fitted with a contemporary suite.

Continuing along the hallway, you arrive at the heart of the home, a bright and spacious open plan kitchen, lounge and dining room. This impressive room provides clearly defined areas for cooking, dining and relaxing, while still maintaining a sociable, open feel. The kitchen is arranged to maximise workspace and storage, with ample room for appliances, while the lounge and dining areas offer flexibility for a range of furniture layouts.

The second bedroom is positioned to the rear of the property. This well-proportioned room would serve perfectly as a guest bedroom, home office or additional double room.

Roland Street is ideally located within walking distance of the mainline train station, a number of popular local primary schools including Fleetville Infants & Juniors, two local parks and all of the local shops and services in Fleetville including a Post Office and Morrisons supermarket.





## ACCOMMODATION

Entrance Hall

Kitchen/Lounge/Dining Room

13'11 x 18'4 (4.24m x 5.59m)

Bedroom One

10'6 x 9'10 (3.20m x 3.00m)

En-suite

Bedroom Two

13'11 x 11'5 (4.24m x 3.48m)

Shower Room



## Floor Plan



Total area: approx. 72.7 sq. metres (782.1 sq. feet)

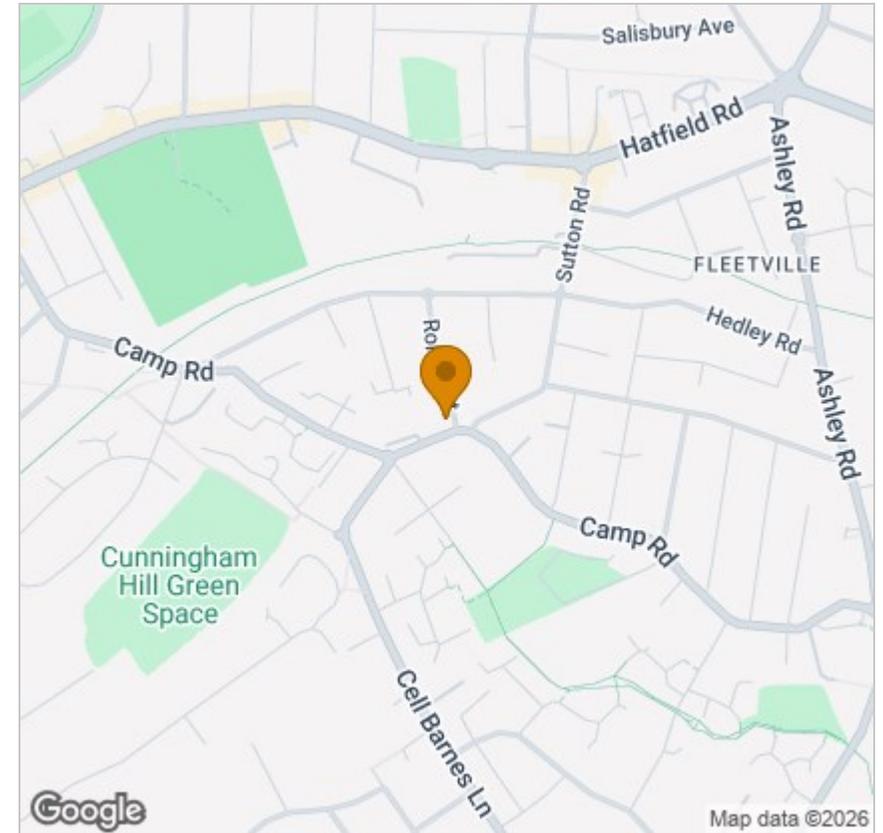
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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



## Energy Efficiency Graph

