



Flat 1, Clement Court Bakers Close, St. Albans, AL1 5FH

Offers in excess of £325,000 Leasehold



Flat 1, Clement Court Bakers

St. Albans, AL1 5FH

A stylishly presented two double bedroom, two bathroom ground floor apartment situated approximately 10 minutes walk from St. Albans city train station into London St. Pancras International. The property benefits from an updated kitchen, Plantation window shutters, and allocated parking space with a long lease.

A secure entry phone and front door give access to the communal hallway with stairs to all floors. The front door opens into the welcoming entrance hallway with a built-in cupboard offering superb storage. The bright and tastefully decorated dual aspect lounge/dining room overlooks the gardens and offers plenty of entertaining and relaxing space. There is a recently re-fitted high quality kitchen with a range of integrated appliances.

The master bedroom features a generous built-in wardrobe and a stylish en-suite shower room, there's a second good-sized double bedroom and a modern style bathroom with a bath with a shower above and screen, basin and W.C. Externally there's a communal garden and residents and visitors car parking spaces.

Clement Court is wonderfully located within 0.6 miles of the mainline train station into St Pancras International. A parade of local shops is only a short walk away and the convenience of the bustling shops and services in Fleetville are all within easy reach.





ACCOMMODATION

Hallway

Lounge/dining room

14'8 x 11'10 (4.47m x 3.61m)

Kitchen

9'5 x 9 (2.87m x 2.74m)

Bedroom 1

10'11 x 15'5 (3.33m x 4.70m)

Ensuite

Bedroom 2

8'1 x 9'6 (2.46m x 2.90m)

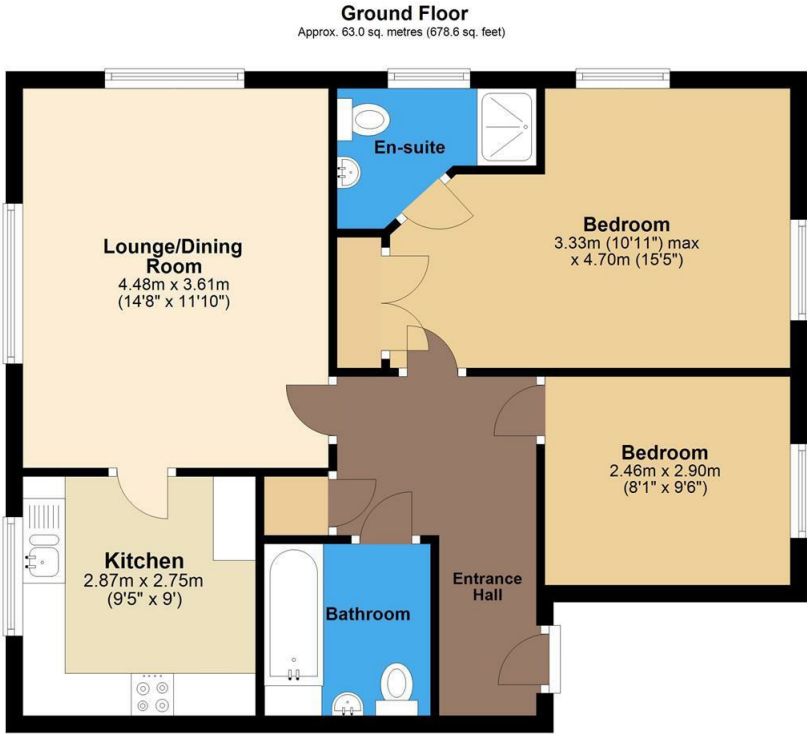
Bathroom

Communal Gardens

Allocated & Visitors Parking



Floor Plan



Total area: approx. 63.0 sq. metres (678.6 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
Plan produced using PlanUp.

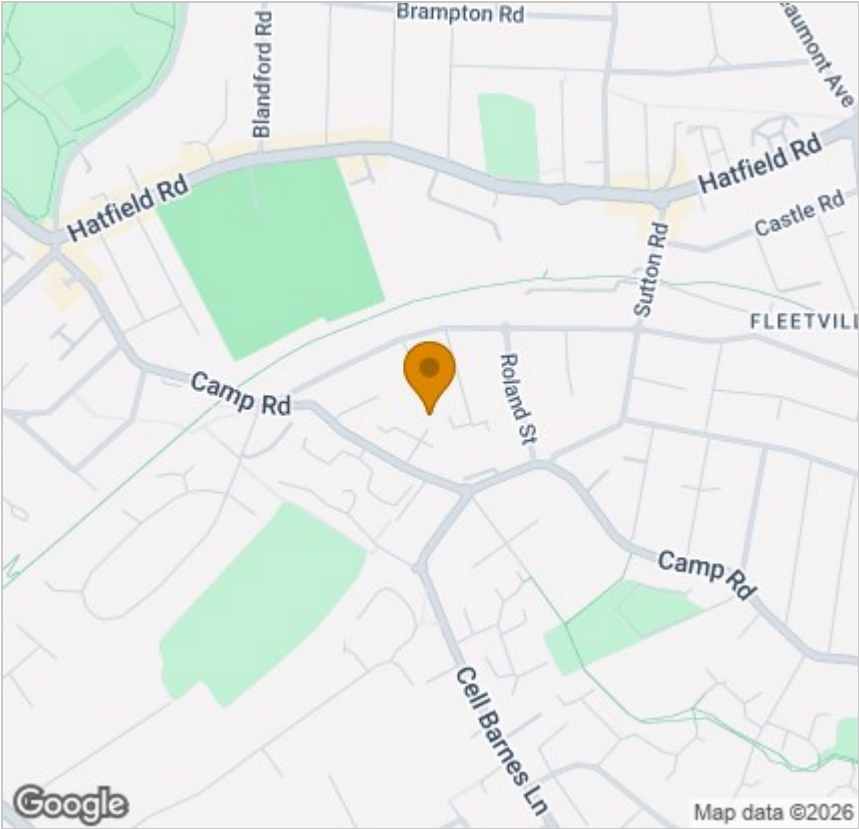
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph

