



Cranmore Court Avenue Road, St. Albans, Hertfordshire AL1 3QS

Guide price £250,000 Leasehold



## Cranmore Court Avenue Road

St. Albans, Hertfordshire AL1 3QS

A bright and spacious one double bedroom, first floor apartment forming part of sought after development in a wonderfully convenient central location, within 10 minutes of the train station. The property is offered with the benefit of a long lease, garage, no upper chain and no neighbouring properties to the side or above.

The accommodation begins with a security entry phone system at the communal door with stairs to all floors. The front door opens into a welcoming entrance hall with a generous storage cupboard and doors to rooms. The spacious lounge/dining room has a window over-looking the communal gardens, an original wood parquet floor and a door leading to a separate kitchen. This room has an extensive range of white shaker style wall and base units with worktops above, incorporating a 1 1/2 bowl sink with mixer tap and recesses for a cooker, washing machine and fridge/freezer. The well-proportioned double bedroom has a window over-looking the gardens and a range of fitted wardrobes. The modern bathroom suite incorporates a bath, mixer tap with wall mounted shower above and shower screen, basin with storage below and W.C.

Externally there are well-kept communal gardens, residents parking spaces and a garage with an up and over door.

Avenue Road is conveniently positioned within a ten minute walk of the main line train station to St Pancras International and City Centre and with is wide range of shopping and leisure facilities and the green open spaces of Clarence Park is within two minutes walk.





**Communal Entrance**

**Hallway**

**Lounge/Dining Room**

12'11 x 10'11 (3.94m x 3.33m)

**Kitchen**

8'11 x 6'9 (2.72m x 2.06m)

**Bedroom**

10 x 8'6 (3.05m x 2.59m)

**Bathroom**

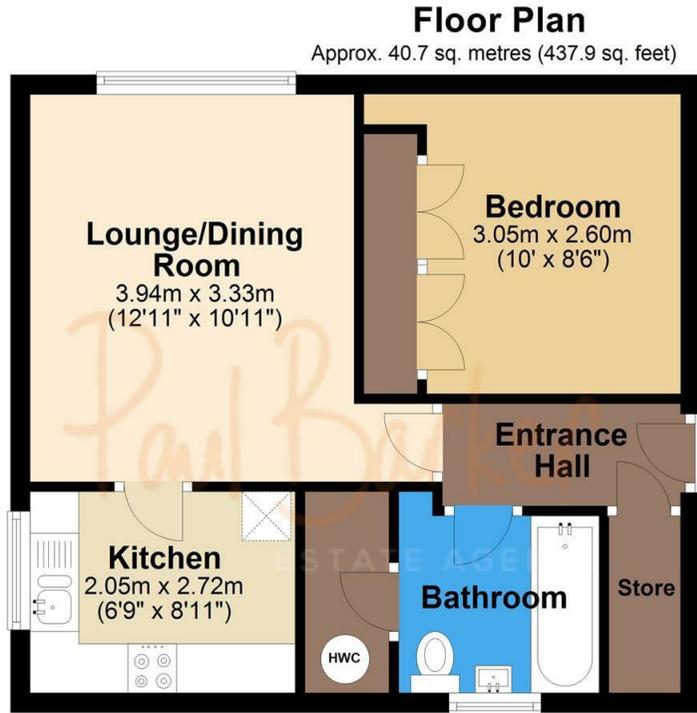
**Communal Gardens**

**Garage**

**LEASEHOLD - 115 Years Remaining**



## Floor Plan



Total area: approx. 40.7 sq. metres (437.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio

Plan produced using PlanUp.

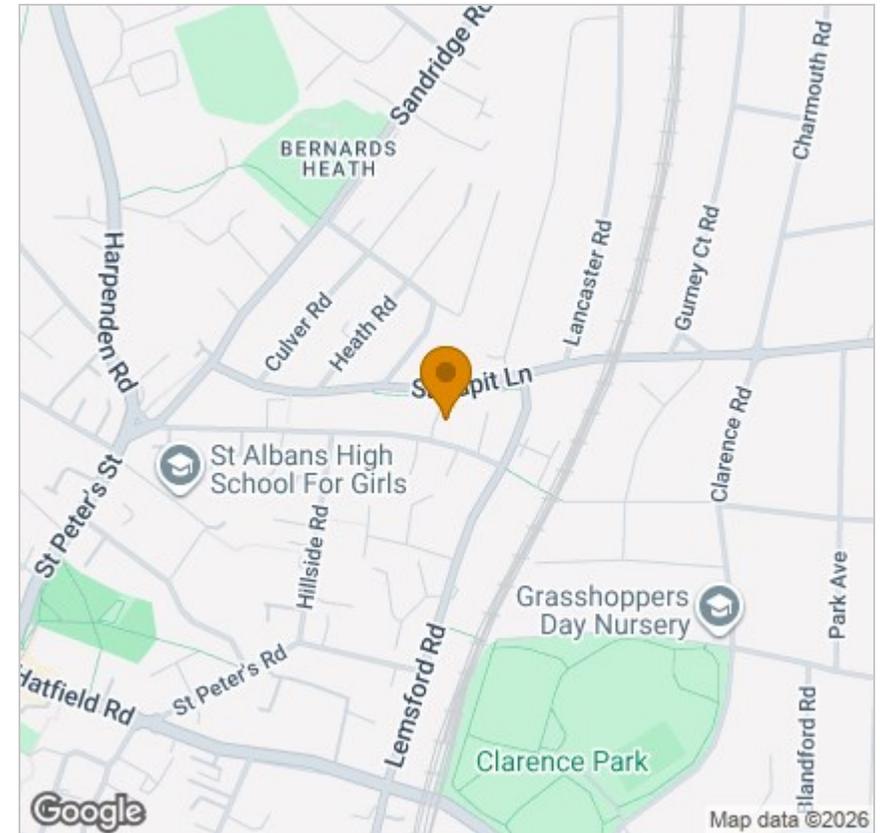
## Viewing

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

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## Area Map



## Energy Efficiency Graph

