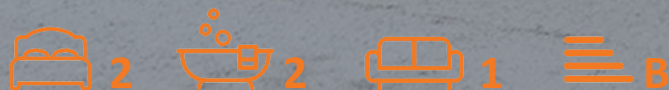




Flat 14, 220, Tollhouse Point London Road, St. Albans, AL1 1NU

Guide price £335,000 Leasehold



Paul Barker  
ESTATE AGENTS

## Flat 14, 220, Tollhouse Point

St. Albans, AL1 1NU

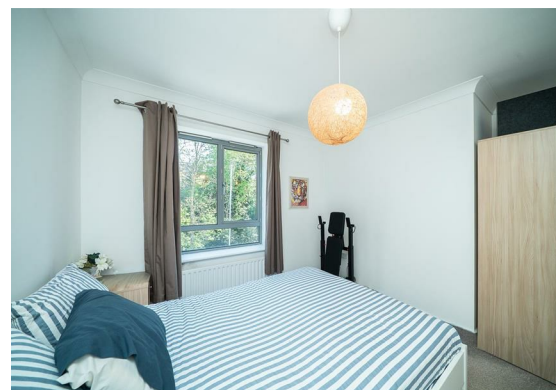
A very well presented two bedroom, second floor apartment, with a long lease, set in a purposed built block offering modern living and convenience.

The accommodation offers an impressive 775 square feet, boasting a well-designed layout that maximises space and comfort and features a spacious master bedroom - with fitted wardrobes, good sized lounge/diner and fully equipped kitchen with integrated dishwasher, a fridge freezer and gas hob.

Another standout feature is the gated undercroft parking space, offering further convenience and security.

TollHouse Point located on London Road is located within the central conservation area, just moments from the city centre, the mainline station with services to London St Pancras, excellent schools and several parks.





## ACCOMODATION

### Hallway

### Kitchen

14'2" x 9'10" (4.32 x 3.02)

### Lounge/Dining Room

15'8" x 11'6" (4.79 x 3.53)

### Bedroom 1

10'7" x 11'10" (3.23 x 3.62)

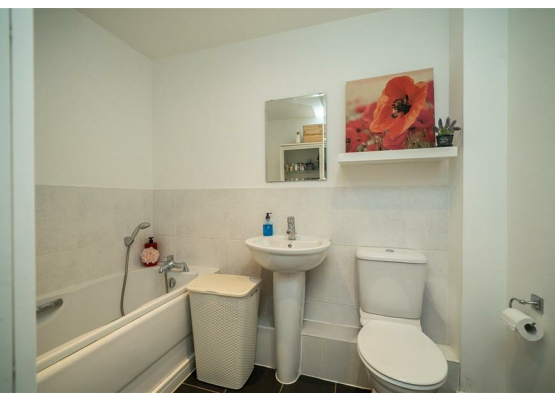
### Ensuite

### Bedroom 2

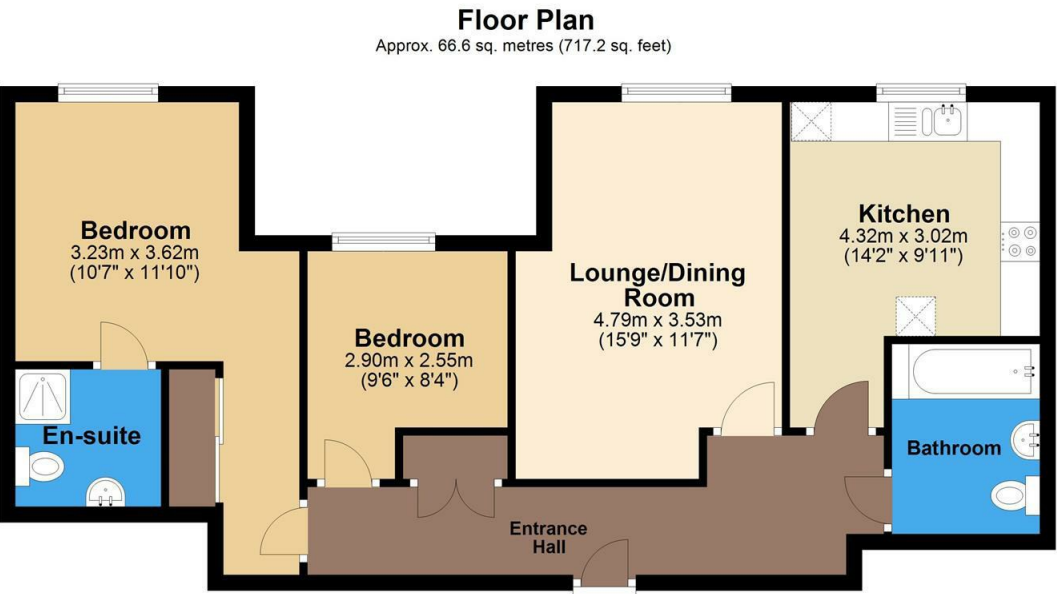
9'6" x 8'4" (2.9 x 2.55)

### Bathroom

## LEASE DETAILS



Floor Plan



Total area: approx. 66.6 sq. metres (717.2 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.□

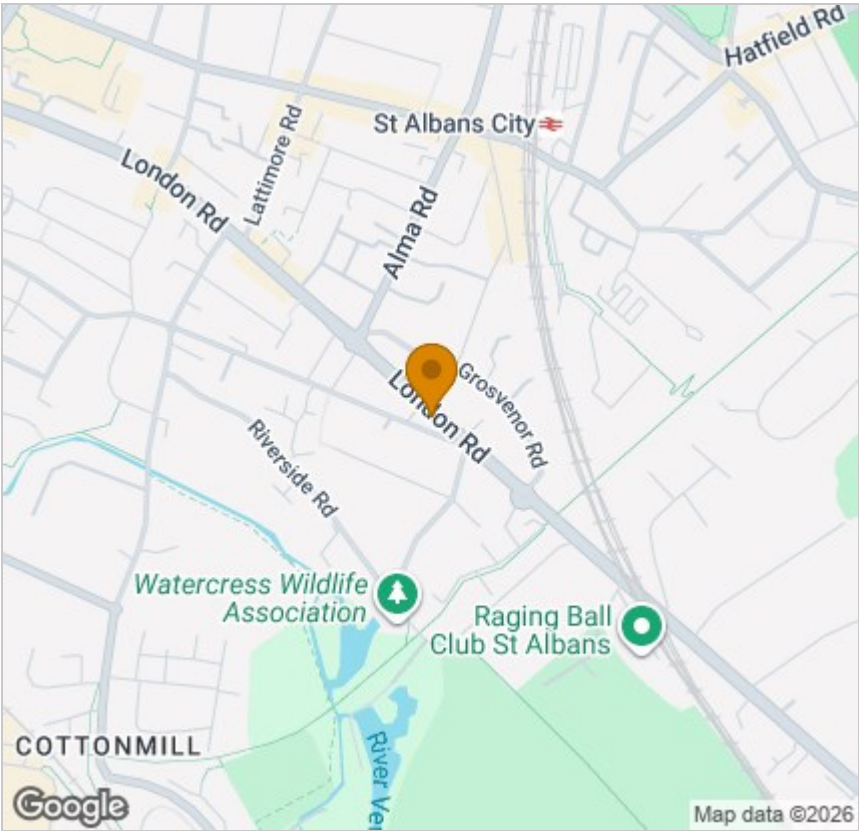
Viewing

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

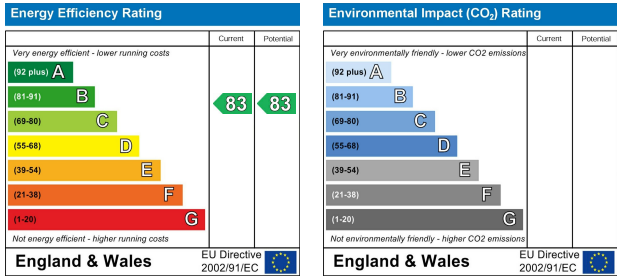
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Area Map



Energy Efficiency Graph



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