



42 Ashtree Court Granville Road, St. Albans, AL1 5UE

£315,000 Leasehold



42 Ashtree Court Granville Road

St. Albans, AL1 5UE

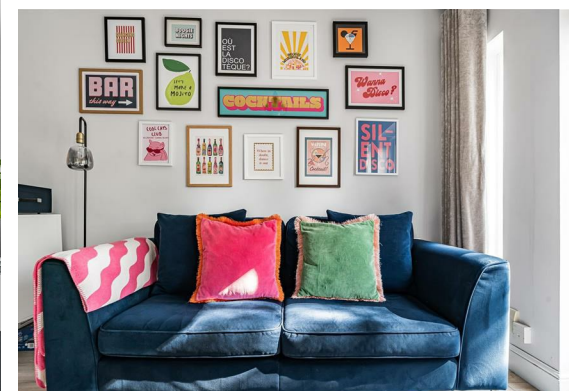
This beautifully presented one-bedroom flat with allocated parking offers bright and well-proportioned accommodation, with a particularly impressive kitchen/dining space situated in a popular development just moments' walk from the City train station to St Pancras International.

The property begins with a communal front door with an intercom system providing additional security. The well-maintained entrance hall has stairs leading to all floors. The front door of the apartment opens into a welcoming entrance hall with a useful storage cupboard. The generous living room provides an inviting space to relax and benefits from a double doors to a private balcony, while the separate kitchen/dining room is a real highlight of the home, offering plenty of room for a dining table and chairs and creating a fantastic sociable space for everyday dining and entertaining.

The principal bedroom is a well-proportioned double room, also benefiting from a balcony, while the accommodation is completed by a stylish bathroom, useful built-in storage and a welcoming entrance hall.

Externally there are well-kept communal grounds, an allocated off-street parking space and a bin storage area.

Ashtree Court is conveniently situated close to Clarence Park and Verdis restaurant, and only a short walk to the City station, local shops and restaurants on Hatfield Road. The City centre is also within easy walking distance.





ACCOMMODATION

Hallway

Kitchen/Dining Room

14'11 x 11'2 (4.55m x 3.40m)

Living Room

15'11 x 12'3 (4.85m x 3.73m)

Balcony

9'11 x 3'3 (3.02m x 0.99m)

Bedroom

12'1 x 11'3 (3.68m x 3.43m)

Balcony

9'11 x 3'2 (3.02m x 0.97m)

Bathroom

Designated parking space

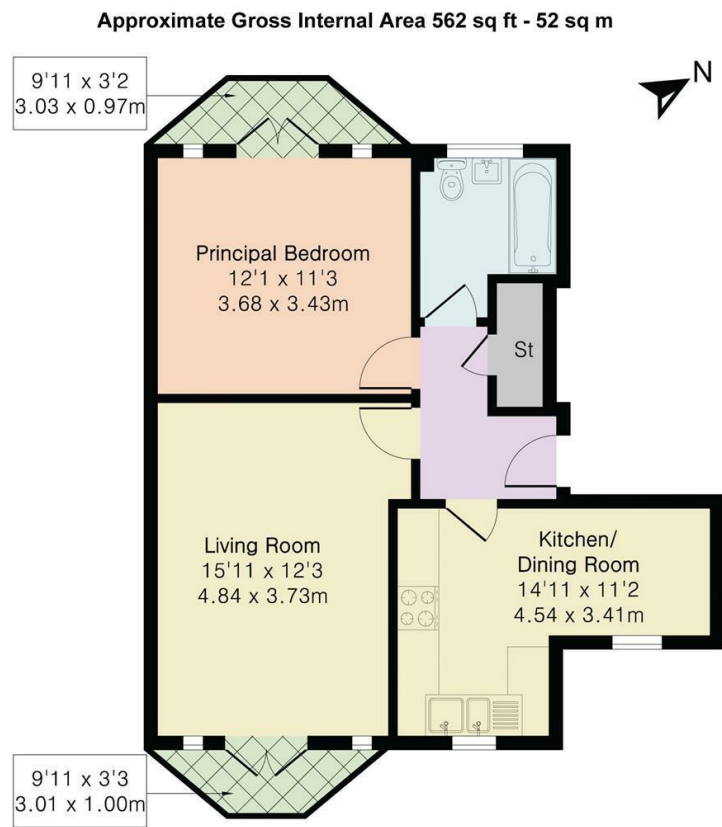
Leasehold - 88 years remaining

Service charge - £824 PA

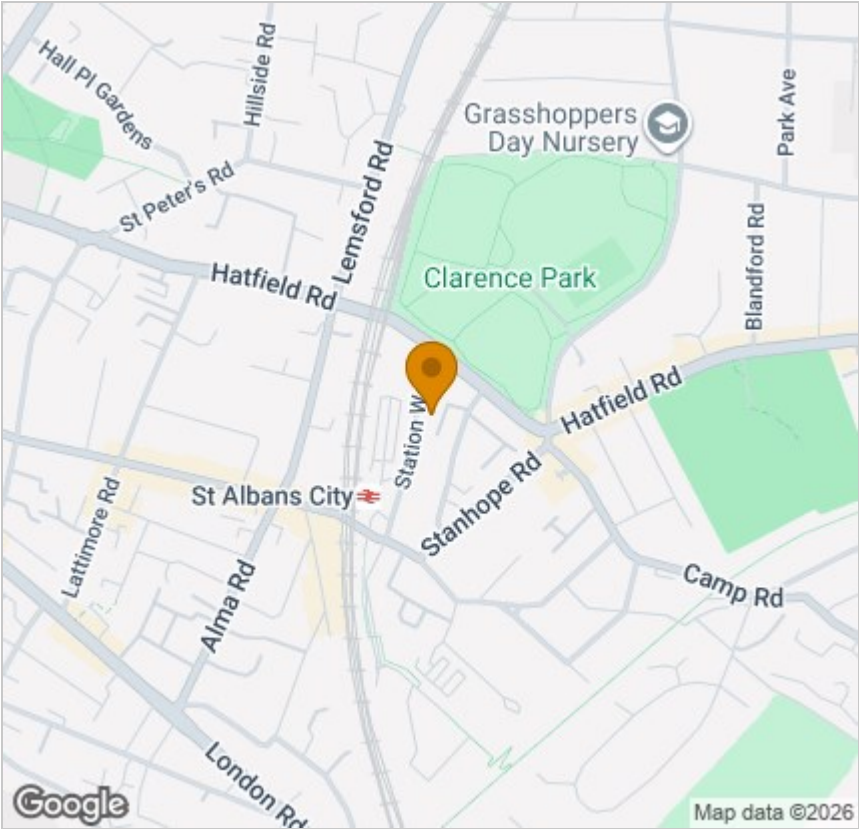
Ground Rent - £150 PA



Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

