



Hillcrest

St. Albans, AL3 4AT

Immaculately presented, spacious apartment on the first floor (walk up), with a private balcony and views over Verulamium Park. Hillcrest is a private road, within walking distance of the town centre. Additional benefit of an allocated underground parking space (plus residents & visitor parking). Share of Freehold.
CHAIN FREE

Guide price £595,000

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- First floor (walk up)
- Private balcony
- Views over Verulamium Park
- Circa 1,050 sq ft
- Allocated underground parking space
- Share of Freehold
- Immaculately presented
- Residents & visitors parking
- Chain Free

Entrance Hall

Living Room

19'8" x 14'10" (6.01 x 4.54)

Dining Room

12'7" x 9'3" (3.86 x 2.83)

Kitchen

10'5" x 8'6" (3.19 x 2.61)

Cloakroom

Bedroom One

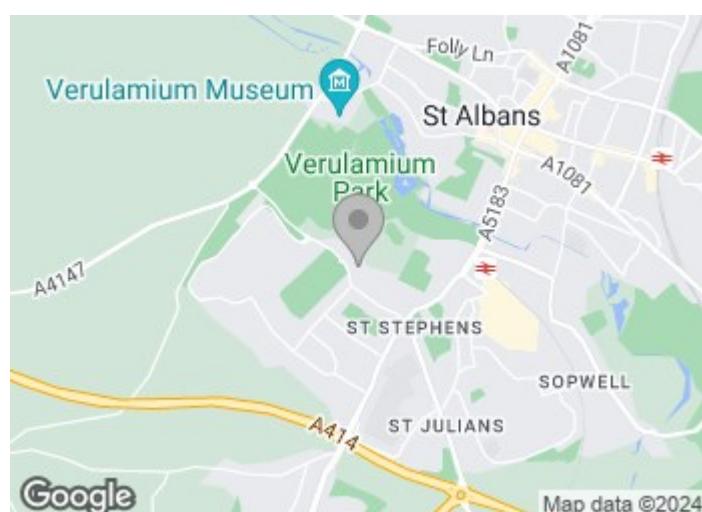
9'5" (max) x 14'11" (2.89 (max) x 4.55)

Bedroom Two

15'9" x 12'0" (4.82 x 3.66)

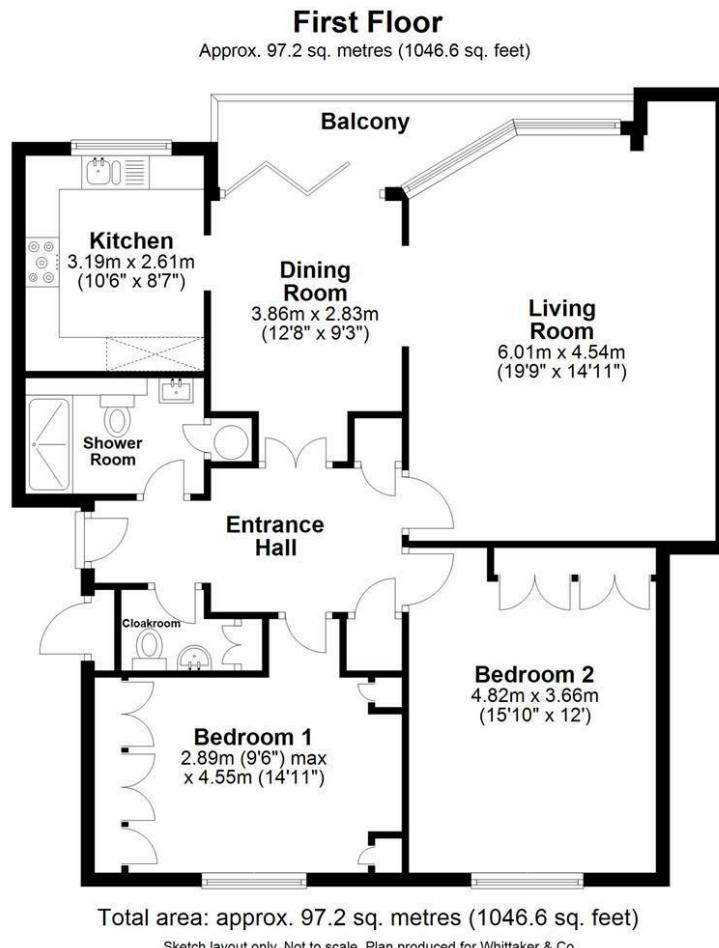
Shower Room

Balcony





Floor Plan



Plan produced using PlanUp.

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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			