



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

£315,000 Leasehold



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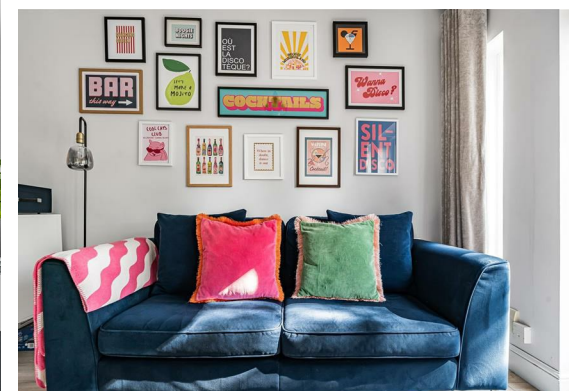
This beautifully presented one-bedroom flat with allocated parking offers bright and well-proportioned accommodation, with a particularly impressive kitchen/dining space situated in a popular development just moments' walk from the City train station to St Pancras International.

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

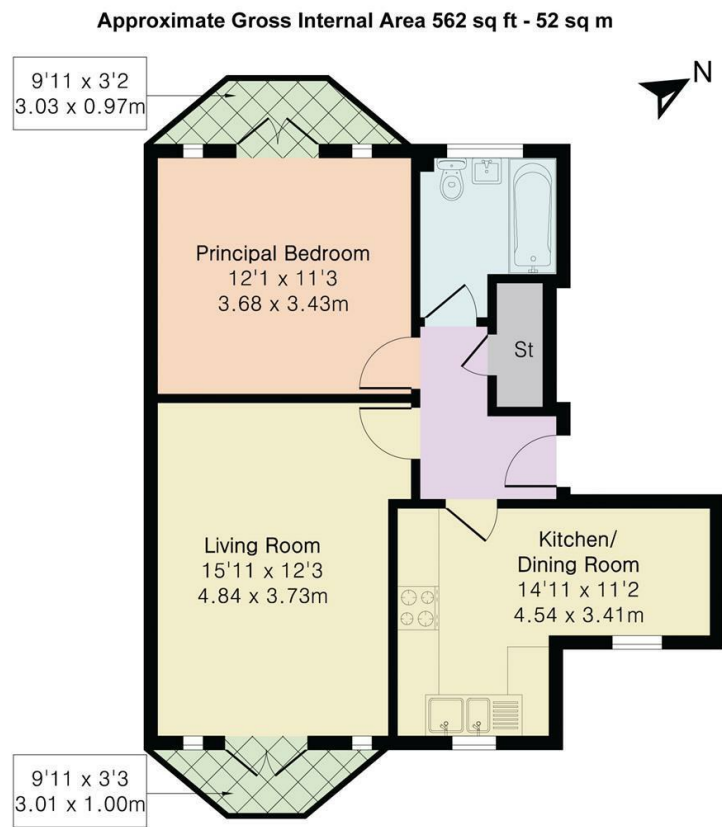
Leasehold - 88 years remaining

Service charge - £824 PA

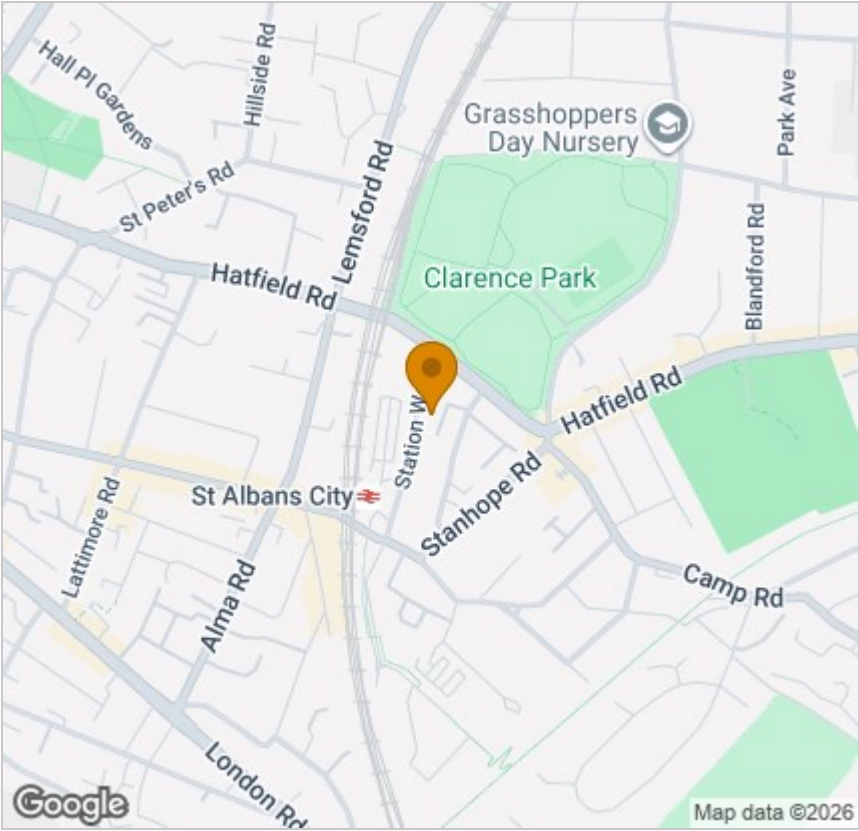
Ground Rent - £150 PA



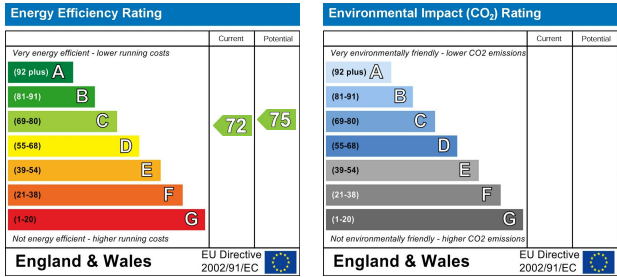
Floor Plan



Area Map



Energy Efficiency Graph



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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