



£279,950

Albeny Gate, Belmont Hill, St Albans, Herts

Retirement Property | 1 Bedroom | 1 Bathroom

01727 761 816



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# Step Inside

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## Key Features

- Living/Dining Room
- Double Bedroom with Wardrobes
- Fitted Kitchen
- Bathroom with Shower over Bath
- Wide Hallway
- Patio doors onto Garden
- Parking Space
- Beautiful Communal Gardens
- Central Location

## Property Description

A warm and welcoming ground floor apartment benefiting from a Southerly aspect sitting room with double glazed doors opening onto a beautifully maintained communal garden. The property is well cared for and neutrally decorated throughout with a nice wide hallway, good storage and double bedroom with fitted wardrobes.

## Main Particulars

A warm and welcoming ground floor apartment benefiting from a Southerly aspect sitting room with double glazed doors opening onto a beautifully maintained communal garden. The property is well cared for and neutrally decorated throughout with a nice wide hallway, good storage and double bedroom with fitted wardrobes. For those who need it, there is a resident manager, a 24 hour emergency call system, security entry phones and a guest flat for overnight visitors. Apart from the gardens, which offer seating in different areas, there is gated access for residents onto the footpath walk along the River Ver. There is residents and guest parking at two onsite car parks.

Communal entrance with security entry phone to communal foyer. Lift to upper floors. Front Entrance Door leading to:

Entrance hall: Coved ceiling. Night storage heater. Security entry phone. Alarm system to contact resident Manager or central control. Airing cupboard housing lagged hot water cylinder with immersion heater. Further built in storage cupboard. Glazed door with glazed side panels leading to:

Lounge: 14'8 x 13' max. (4.46m x 3.79m) Glazed double doors (with southerly aspect) leading to small patio and very attractive communal garden, with window adjacent. Small window to the rear of the flat with delightful views of garden area. Night storage heater. Coved ceiling. Door to:

Kitchen: 8'4 x 7'7. (2.54m x 2.30m) Window (southerly aspect) overlooking attractive gardens. Nicely fitted with a range of base and wall mounted units. Bowl + half inset stainless steel sink unit with mixer tap. Floor standing double oven with four ring ceramic hob and extractor hood over. Space for fridge/freezer. Space for washing machine.

Bedroom: 13'1 including wardrobes x 8'10. (3.98m x 2.70m) Triple fitted wardrobes. Door from Hall. Window (southerly aspect) overlooking the communal garden. Night storage heater.

Bathroom: Replacement white suite comprising panelled bath with shower fitting and hand rail, low flush w.c., pedestal wash hand basin with large mirror over. Small mirror doored medicine cabinet. Part tiled walls. Wall mounted fan heater.

Service charge: £241.46 per month until March 2018, includes water rates. This figure will require verification from the vendors solicitors.  
EPC rating D

Council tax band C. N.b. A discount applies for single occupancy.

Guest flat for overnight visitors at a nominal charge.

Attractive communal gardens to the south of the flats, with various seating areas and gated access for residents to the River Ver footpath. The gardens are very well maintained and stocked and are a particular feature of the development.

External screened area with drying facilities for laundry.

Visitors and residents on site car parking areas.





Telephone: 01727 761 816



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