



£950 Monthly

Cotsmoor, Granville Road, St Albans, Herts

Retirement Property | 1 Bedroom | 1 Bathroom

01727 761 816

A | H Attewell & Hardwicke  
The Letting Specialists

[www.attewellhardwickeandleahy.co.uk](http://www.attewellhardwickeandleahy.co.uk)



# Step Inside

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## Property Description

A truly stunning top floor flat, with lift access, in this stylish landscaped development with easy access to the City centre, train station and a minute's walk to Clarence Park. Newly refurbished in cool tones, the contemporary kitchen is grey and white with a velux window flooding the room with light. Both the sitting room and bedroom are very large and offer attractive views over the park and there is a good size modern bathroom. There is useful storage in the entrance hall, an emergency call system, communal lounge for socialising, if you choose to, and a parking area.

## Main Particulars

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### ENTRANCE HALL

Deep storage cupboard. Airing cupboard. Entryphone. Door to:

### LOUNGE 20'11 x 12'

Two double glazed windows in large bay to the rear of the property. Large skylight window providing additional natural light. TV and telephone point.

### KITCHEN 9'9" x 6'1"

Excellent range of white wall and base units with soft close doors and complimentary worksurfaces. Electric over and hob, stainless steel sink with mixer tap, space for a fridge/freezer, space for a washing machine or dishwasher. Part tiled walls. Non-slip flooring. Velux window.

### BEDROOM 15' X 12'

Two double glazed windows in bay with attractive views over Clarence Park. Door to large walk-in wardrobe.

### BATHROOM

White suite comprising low level panelled bath with mixer tap and hand shower attachment, pedestal wash hand basin and low level w.c. Part tiled walls. Non-slip flooring.

RESIDENTS LAUNDRY ROOM

COMMUNAL GARDENS

Very attractive grounds to enjoy.

AMPLE ON SITE PARKING







Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01727 761 816

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