



£255,000

Davis Court, Marlborough 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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## Key Features

- Stunning Development
- Sunny Aspect
- Large Living/Dining Room
- Double Bedroom
- Well Equipped Kitchen
- Modern Shower Room
- Parking
- Communal Gardens
- Laundry Room
- Communal Reception

## Property Description

A FIRST FLOOR RETIREMENT FLAT in this most attractive and popular purpose built development, within close walking distance of the city centre. The flat is nicely presented with the benefit of a beautifully refitted shower room, fitted kitchen with ceramic hob, replacement built in double oven, (free-standing washing machine, dishwasher and fridge/freezer) and full UPVC double glazing. The development provides a resident manager, a 24 alarm system, spacious communal lounge (providing many social activities) plus a smaller residents lounge in the lower block, guest flat for overnight visitors and well maintained gardens. There is a laundry drying room on the ground floor in this block.

## Main Particulars

Front Entrance Door with Security Entry Phone system. Hallway and stairs or LIFT to FIRST FLOOR. Personal Entrance Door.

ENTRANCE HALL: Coved ceiling. Thermostatically controlled panel radiator. Built in storage cupboard housing circuit breaker consumer unit and water softener unit. Useful alcove. Deep airing cupboard.

LOUNGE: 18' x 9'10 Door from Hall. Window to the rear of the property with attractive southerly outlook and fitted blinds. Attractive fireplace (suitable for electric fire). Coved ceiling. Night storage heater. Arched doorway leading to:

KITCHEN: 8' x 7' Range of fitted light oak base and wall mounted units with brass door furniture. Inset stainless steel one + half sink unit with mixer tap. Inset four ring electric ceramic hob unit with cooker hood over. Replacement built in double oven. Washing machine, dishwasher, fridge/freezer. Wall mounted units have concealed lighting below. Radiant wall heater.

BEDROOM: 14'3 including wardrobes x 8'7 Window to the rear of the property with fitted blinds. Range of fitted wardrobes. Coved ceiling.

SHOWER ROOM: Completely refitted with white suite comprising walk in shower cubicle, pedestal square wash hand basin, low flush w.c.. Part tiled walls. Good sized storage cupboard. Heated towel rail.

COMMUNAL DRYING ROOM On the ground floor next to the lift. Costs are covered by the service charge.

COMMUNAL LOUNGE: Very spacious, in the front block, plus a smaller residents lounge area on the ground floor in the rear block. The Manager's office is on the same floor as this flat.

GUEST FLAT: Available at nominal rental for overnight visitors.

ATTRACTIVE COMMUNAL GARDENS

ON SITE CAR PARKING AREAS. (Permit controlled).

SERVICE CHARGE: Approx. £166 per month to include water rates. The current charge will require verification from the vendors solicitors.

EPC RATING: B





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