



£235,000 Offers In Excess Of  
Davis Court, Marlborough Road, St Albans, Herts  
Retirement Property | 1 Bedroom | 1 Bathroom

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A | H Attewell & Hardwicke  
The Letting Specialists

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



# Step Inside

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## Key Features

- Entrance Hall
- Lounge
- Fitted Kitchen
- Double Bedroom
- New Luxury Shower Room
- Attractive Communal Gardens
- Parking
- Central Location



## Property Description

A superbly presented top floor (with LIFT) flat for independent over 55s in ever popular Davis Court, just a short walk from the city centre. The flat enjoys a bright and sunny south facing aspect with extensive views and has just been completely redecorated. A further benefit is a tastefully refitted shower room with wide walk in shower. The development is well known for a lively social life, with large Residents' lounge plus further small lounge in the rear block. Resident Manager, 24 hr emergency call system, security entry phones, lovely gardens, on site car park. Guest flat for overnight visitors.

## Main Particulars

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### SECOND FLOOR FLAT IN THE REAR BLOCK

Extensive views to the south and east. Communal Entrance Door with security entry phone system. Stairs or LIFT to second floor.

Entrance Door to:

ENTRANCE HALL:

Coved ceiling. Electric panel radiator. Built in storage cupboard housing circuit breaker consumer unit. Deep airing cupboard housing lagged hot water cylinder with immersion heater, shelving. Loft hatch.

LOUNGE: 20'1 into bay x 9'10

Bay window with extensive southerly views. Coved ceiling. Two moulded ceiling roses. Fitted electric fire with attractive surround. Night storage heater. Alarm intercom and security entry phone systems. Archway to:

KITCHEN: 7'11 x 6'11

Well fitted with a range of light oak base and wall mounted units. Inset four burner electric hob unit with extractor hood over. Built in oven. Part tiled walls. Plumbing for washing machine. Space for fridge/freezer. Space for slimline dishwasher. High level electric bar heater.

BEDROOM: 14'5 (including wardrobes) x 8'10

Door from Hall. Window with extensive southerly views. Night storage heater. Coved ceiling. Range of fitted wardrobes.

SHOWER ROOM: Completely refitted with white suite comprising double width walk in shower, low flush w.c., pedestal wash hand basin. Part panelled walls. Matching wall mirror and medicine cabinet with colour co-ordinated frames. Vinyl flooring. Extractor fan. Wall panel electric heater.

COMMUNAL DRYING ROOM

SMALL COMMUNAL LOUNGE ON THE GROUND FLOOR OF THIS REAR BLOCK

MAIN COMMUNAL LOUNGE: Very spacious. Situated on the ground floor in the top block. Many varied social activities.

GUEST FLAT: Available at a nominal rental for overnight visitors.

ATTRACTIVE WELL MAINTAINED GARDENS

AMPLE ON SITE PARKING AREAS

SERVICE CHARGE: £155.74 per month (up to March 2019) which includes water rates. Reassessed annually. PLEASE NOTE THE FIGURE WILL REQUIRE VERIFICATION FROM THE VENDORS SOLICITORS.

EPC RATING: C





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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