



£199,950

Davis Court, Marlborough Road, St Albans, Herts

Retirement Property | 1 Bedroom | 1 Bathroom

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A | H Attewell & Hardwicke  
The Letting Specialists

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# Step Inside

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## Key Features

- Living/Dining Room
- Fitted Kitchen
- Double Bedroom with Fitted Wardrobes
- Large Entrance Hall
- Bathroom with Shower over Bath
- Newly Decorated
- New Carpets
- New Immersion Heater
- Parking
- Lovely Communal Gradients

## Property Description

Situated in the renowned lively social development in the city centre, just a very short walk from the Maltings, this exceptionally sunny flat enjoys a south facing outlook with the added advantage of a window in the kitchen. Having just been professionally decorated and with brand new carpets, it creates an immaculate and welcoming home. The development provides a Resident Manager, 24 hr emergency call system, security entry phones, large residents' lounge, delightful communal gardens, large on site car park and Guest Flat for overnight visitors at minimal rates.

## Main Particulars

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SECOND FLOOR FLAT IN THE REAR BLOCK.

COMMUNAL ENTRANCE FOYER with security entry phones. Stairs or LIFT to upper floors. Entrance Door to:

ENTRANCE HALL: Loft hatch. Walk in airing cupboard housing lagged hot water cylinder with new immersion heater. Further storage cupboard housing circuit breaker consumer unit. Coved ceiling. Door to:

LOUNGE: 19'7 into bay x 10'1 Coved ceiling. Moulded plaster ceiling rose. Bay window with sealed unit double glazing to the south side of the property. Storage heater. Archway leading through to:

KITCHEN: 9' x 5'5 South facing window with sealed unit double glazing. Range of Light Oak base and wall mounted units. Plumbing for washing machine. Single drainer stainless steel sink unit with mixer tap. Electric hob with extractor hood. Built in oven. Space for fridge/freezer. Part tiled walls.

BEDROOM: 12'4 (including wardrobes) x 9'11 Door from Hall. South facing window with sealed unit double glazing. Coved ceiling. Triple fitted wardrobe. Storage heater.

BATHROOM: Whisper Pink suite comprising panelled bath with separate thermostatically controlled shower fitting, shower curtain and rail, pedestal wash hand basin, low flush w.c.. Part tiled walls.

SMALL COMMUNAL COFFEE LOUNGE on the ground floor in this, rear, block.

DRYING ROOM on the first floor next to the lift, for the use of the residents in the rear block.

SPACIOUS COMMUNAL RESIDENTS LOUNGE in main block of the development. Davis Court is renowned for lively social activities and functions.

GUEST FLAT in the front block available for overnight visitors for a nominal charge.

SERVICE CHARGE: From March 2020 to March 2021 £170.54 per month which includes water rates. This figure must be verified with the vendor's solicitors.

EPC RATING C

OUTSIDE

AMPLE ON SITE PARKING AREAS WITH PERMIT CONTROL

COMMUNAL GARDENS - A delightful feature of the development, very well maintained, with several patio areas and a fishpond.





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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