



£850 PCM

Abbots Park, St Albans AL1 1TW

Flat | 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

- Open Plan Living Room/Kitchen
- Door from Living Room Directly onto Lovely Communal Gardens
- Double Bedroom with Built-In Wardrobes
- Shower Room
- Separate WC
- Parking

## Property Description

A well situated one bedroom ground floor flat on this popular development with lovely views, along with direct access, onto the extensive communal gardens. AVAILABLE END SEPTEMBER. UNFURNISHED.

## Main Particulars

A well situated one bedroom ground floor flat on this popular development with lovely views, along with direct access, onto the extensive communal gardens. The property has an open-plan kitchen/living room with a door from the living room directly onto the communal gardens. The kitchen is compact but has a fridge/freezer, cooker and washing machine. The bedroom is of a good size and has extensive fitted wardrobes and views to the rear of the property. There is a small entrance lobby with access to the shower room and separate w.c. and there is parking on site. AVAILABLE END SEPTEMBER. UNFURNISHED.

Part glazed entrance door to:

### Communal Entrance Hall

Ceramic tiled floor. Entrance door to:

### Entrance Lobby

Ceramic tiled floor.

### Living Room

approx 20' max x 8'8 (6.11m max x 2.66m):

Radiator. TV point. Ceramic tiled floor. Double glazed door to outside. Double glazed window. Power points. Open plan to:

### Kitchen Area

Inset single drainer stainless steel sink unit with mixer tap. Base units with work surface. Tiled surrounds. Wall cupboards. Gas cooker with extractor over. Washing machine. Freezer. Fridge. Gas boiler. Ceramic tiled floor. Power points. Wall mounted gas boiler.

### Bedroom

approx. 12'4 x 8'2 (3.77m x 2.51m):

Built-in wardrobe with mirrored doors. Built-in cupboard. Radiator. Double glazed windows. Ceramic tiled floor. Power points.

### Shower Room

Fully tiled shower cubicle with curtain. Pedestal wash hand basin. Tiled walls.

### Separate WC

Low flush WC. Ceramic tiled floor.

## **Outside**

Well maintained communal grounds.





Telephone: 01727 761 816

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