



£1,150 PCM

Alma Road, St Albans AL1 3BP

Flat | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Central Location
- Two Bedrooms
- Living Room with Balcony
- Good Size Kitchen
- Bathroom with Shower over Bath
- Cloaks Cupboard
- Outside Secure Storage Cupboard
- On-Site Permit Parking
- Gas Central Heating
- Double Glazing
- Good EPC Rating

## Property Description

A good sized two bedroom flat on the sixth floor of this purpose-built block located only 5 minutes' walk from City Station and an easy walk into town. With double glazing and gas central heating, this property has a good EPC rating and benefits from a spacious and secure storage cupboard opposite the flat along with lift access and permit parking. AVAILABLE 16th JULY. UNFURNISHED. 6 MONTH LET WITH ROLLING CLAUSE.

## Main Particulars

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### Entrance Hall 18'2" x 3'5"

Walls painted white. Beige carpet. Meter cupboard with some storage. Wall mounted entry-phone. Shelving recess. Cloaks Cupboard.

### Living Room 13'8" x 11'5"

Walls painted white. Laminate flooring. Full length windows and balcony door leading to covered balcony with panoramic views. Door leading to:

### Kitchen 13'9" x 7'8"

Walls painted white. Ceramic tiled floor. Range of wall and base units with complimentary worktops. Stainless steel sink. Fridge/freezer, washing machine, gas hob and electric oven. Combination Boiler. Pantry cupboard. Large picture window.

### Bedroom One 12'5" x 11'4"

Bright and sunny room with full width window. Walls painted white. Laminate flooring.

### Bedroom Two 12'5" x 6'8"

Large window. Walls painted white. Laminate flooring. Built-in storage cupboard.

### Bathroom 8'2" x 5'5"

White suite comprising panelled enamel bath with electric shower over and shower curtain, wall mounted sink and low level w.c. Built-in storage cupboard. Tiled walls. Cork effect vinyl tiled flooring.

### Private Storage Cupboard on Landing

With secure key lock, light and shelving.

## **On-Site Parking**

Permit parking.



Telephone: 01727 761 816



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