



£1,800 PCM

Camp Road, St Albans AL1 5HL

Apartment | 2 Bedrooms

01727 761 816



www.attewellhardwickeandleahy.co.uk



Step Inside

Key Features

- Beautifully renovated throughout to a high specification
- Spacious open-plan kitchen, dining & living area
- Private rear patio garden
- Off-road parking with ample spaces
- 10 minute walk to St Albans City Station

Property Description

Beautifully renovated unfurnished 2-bedroom ground floor apartment featuring a spacious open-plan kitchen/living area, modern bathroom, private rear patio and off-road parking. Ideally located within walking distance of the City Station. Available from 31st August.

Main Particulars

This stunning newly renovated ground floor two bedroom apartment has been finished to an exceptional standard throughout, offering stylish, contemporary living in a highly convenient location just moments from the City Station.

The heart of the home is the bright and spacious open-plan kitchen, dining and living area, featuring a beautifully fitted modern kitchen with high-quality units and integrated appliances.

The property offers two well-proportioned bedrooms, both finished in a neutral, elegant décor, along with a luxurious contemporary bathroom completed to a high specification.

To the rear, the apartment benefits from a private patio area.

Further benefits include off-road parking to the front of the building, with ample spaces available for residents. Residents can also benefit from the use of the electric charger.

Ideally situated within easy reach of the City Station, local shops, cafés and excellent amenities, this superb apartment offers the perfect blend of modern comfort and commuter convenience. AVAILABLE 31ST AUGUST.

COMMUNAL ENTRANCE HALL

Two ground floor apartments and stairs to first floor.

ENTRANCE LOBBY 1.9 X 1.2

Coir mat, video entryphone system, thermostat, boiler cupboard. Leading to:

LIVING ROOM 3.8 X 3.4

Neutral carpet, large window to side, recess spotlights, open plan to:

KITCHEN 3.5 x 3.4

Vinyl flooring, light grey wall and base units with complimentary marble effect worktops, white sink with drainer and chrome mixer tap, electric hob and oven, built-in washing machine, slimline dishwasher, tall vacuum/broom cupboard, recess spotlights.

BEDROOM ONE 4.4 X 3.2 MAX

Neutral carpet, built-in panelled headboard incorporating side shelving on both sides, recess spotlights, double doors leading:

BEDROOM 2 - 4.4M X 2.6M

Sliding door built in wardrobe.

BATHROOM - 1.95M X 2.27M

Marble effect bathroom with modern fittings.

PATIO

Lovely private, enclosed outside space with shingle and paving, flowerpots, outside light and securely screened



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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