



Groom Court, Heath Road, St. Albans, AL1



Key Features

- Two Double Bedrooms
- First Floor Apartment
- Share Of Freehold
- Covered Allocated Off Street Parking
- City Centre Location
- Walk To Station
- Spacious Living Room
- Separate Kitchen
- Well Presented Bathroom
- Utility Area & Extensive Loft Storage

The Property

The property provides spacious accommodation throughout to include communal entrance hallway with entryphone system, private entrance hallway, large living room, separate kitchen, utility area, two double bedrooms and luxury bathroom.

Further benefits include extensive loft storage plus an allocated covered off-street parking space to the rear.

Located on Heath Road, this apartment enjoys a prime position in St Albans, allowing easy access to the vibrant city center with its array of shops, restaurants, and amenities, as well as excellent transport links for commuting.

Viewing highly recommended.

Guide £ 375,000









First Floor

Approx. 61.1 sq. metres (657.3 sq. feet)



Total area: approx. 61.1 sq. metres (657.3 sq. feet)

Plan created by Fullbrook & Floor Estate Agents. These measurements are an indication.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Disclaimer:
Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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