



2 Bedrooms



2 Bathrooms



1 Reception



Balcony



Allocated Parking



EPC Band C

Leasehold (981 years remaining)

Service Charge:

£1,846.82 per annum

Ground Rent:

£424.12 per annum

Council Tax Band:

D £3,268.36 (2026/2027)

Local Authority:

St Albans City & District Council



Stylish 1st-floor apartment with 2 double bedrooms and 2 bathrooms, ideally located a short walk from the mainline station and town centre.

Description

A spacious two double bedroom, two bathroom apartment on the first floor of a modern building in the desirable Charrington Place development. The accommodation includes an entrance hall leading to a generous open-plan living, dining, and kitchen area. The contemporary kitchen boasts integrated appliances, while the living space features doors opening onto a private balcony, perfect for relaxing or entertaining. The principal bedroom offers fitted wardrobes and an en-suite shower room. The second bedroom is also a well-proportioned double with fitted wardrobes, served by a modern family bathroom. Further benefits include secure underground allocated parking. This attractive apartment offers modern living in a sought-after development, ideal for professionals, couples, or small families. Service Charge for Apartment: £728.67 and £194.74 for car park space, paid every six months.

Location

Opus House is part of the sought-after 'Charrington Place' development, ideally located just a short walk from the mainline station and about 15 minutes from the town centre.



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TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

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