



 2 Bedrooms

 2 Bathrooms

 1 Reception

 EPC Band C

Council Tax Band:
D £0.00 ()

 **ashtons**
for life's great moves

London Road, St. Albans, Hertfordshire, AL1 1TA
£2,250 PCM

Impressive 2 bed, 2 bath ground floor apartment with allocated parking, private terrace & large communal gardens in sought-after gated development in St Albans.

Description

This modern apartment building is 0.8 miles from City Station with direct links to Kings Cross St. Pancras. Features include a video entry phone, secure entry gate, and allocated parking. The front door opens to a communal hall with modern lighting and a lift to all floors. The open plan living room features sliding doors to a private terrace. The kitchen includes high-quality appliances and under-counter lighting. The principal bedroom has an en-suite bathroom and fitted wardrobes. Bedroom two is serviced by a shower room. The communal garden is approximately 130ft with a lawn, dining terrace, BBQ, and residents' allotments, with a gate to Foxcroft Park. Council tax band D: £2,155.11 for 2024/25. Holding deposit: £519.23. Deposit: £2,596.15.

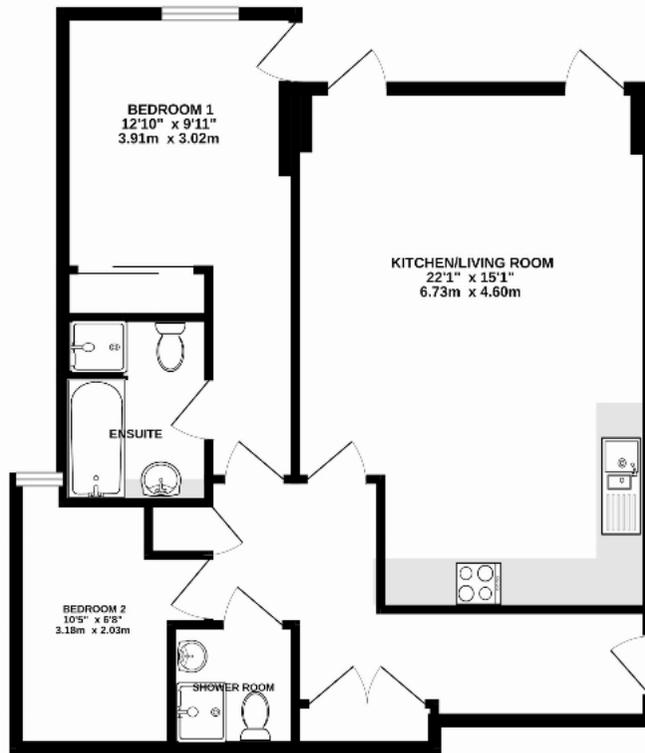
Location

London House is just 0.8 miles from the City station, conveniently near the road network for easy commuting. This luxury apartment is perfect for those travelling in and out of the City.









TOTAL FLOOR AREA: 738 sq.ft. (68.6 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.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.