



Watling House, 139 London Road, St. Albans, AL1 1TA

- LUXURY GROUND FLOOR APARTMENT
- PRESTIGIOUS GATED DEVELOPMENT
- PRIVATE PATIO AREA
- MODERN HIGH SPECIFICATION KITCHEN
- TWO ALLOCATED PARKING SPACES
- 15/20 MINS WALK TO STATION

This beautifully appointed two double bedroom ground floor luxury apartment is set within a prestigious gated development in St. Albans approximately one mile from the city centre and city station. Watling House was built in 2016 and comprises just 11 luxury apartments. This spacious apartment is one of the larger apartments and boasts a private south facing patio.

In brief the accommodation comprises a spacious entrance hall, modern open plan kitchen/ dining/ living room with french doors opening to a private patio area, master bedroom with ensuite, second double bedroom and bathroom. Externally there are two allocated parking spaces and communal gardens to the rear of the building.

Offers in excess of £ 595,000

T: 01727 839090 E: sales@north-estates.co.uk www.north-estates.co.uk



ENTRANCE HALL

Wall mounted entry phone, security alarm, access to cloak cupboard and airing cupboard housing the hot water tank, under floor heating, recessed spot lighting to ceiling.

OPEN PLAN KITCHEN/LIVING ROOM

23' 3" max x 22' 0" max (7.08m x 6.70m)

KITCHEN AREA: Luxury kitchen with integrated appliances comprising of a range of wall mounted and floor standing units with high gloss doors and Quartz worktop over, inset double bowl stainless steel sink unit, 4 ring Induction hob with extractor hood over, oven, microwave/ oven, dishwasher, fridge/ freezer and Miele washer dryer, laminate flooring with under floor heating, wall mounted gas fired boiler, recessed spot lighting and extractor to ceiling. LIVING/ DINING AREA: French doors open to patio area at front aspect, under floor heating.

MASTER BEDROOM

13' 7" to wardrobes x 9' 5" (4.14m x 2.87m)

Double glazed window to front aspect, range of built in wardrobes, under floor heating.

ENSUITE

6' 10" x 5' 10" (2.08m x 1.78m)

Suite comprising a corner shower cubicle, low level wc, wall mounted handwash basin, chrome towel radiator, under floor heating, part tiled walls, recessed spot lighting and extractor to ceiling.

BEDROOM TWO

10' 11" x 10' 6" (3.32m x 3.20m)

Double glazed window to rear aspect, range of built in wardrobes, under floor heating.

BATHROOM

10' 6" x 8' 9" (3.20m x 2.66m)

Suite comprising a panelled bath with shower attachment, walk in shower cubicle, low level wc, wall mounted handwash basin, chrome towel radiator, under floor heating, part tiled walls, recessed spot lighting and extractor to ceiling.

PATIO

South west facing paved patio for private use, the area wraps around the side of the property to a shingle area in front of bedroom two, gate opens to front.

PARKING & COMMUNAL GARDEN

Gated access to development, two allocated parking spaces, large communal gardens to rear.

LEASE, GROUND RENT & CHARGES

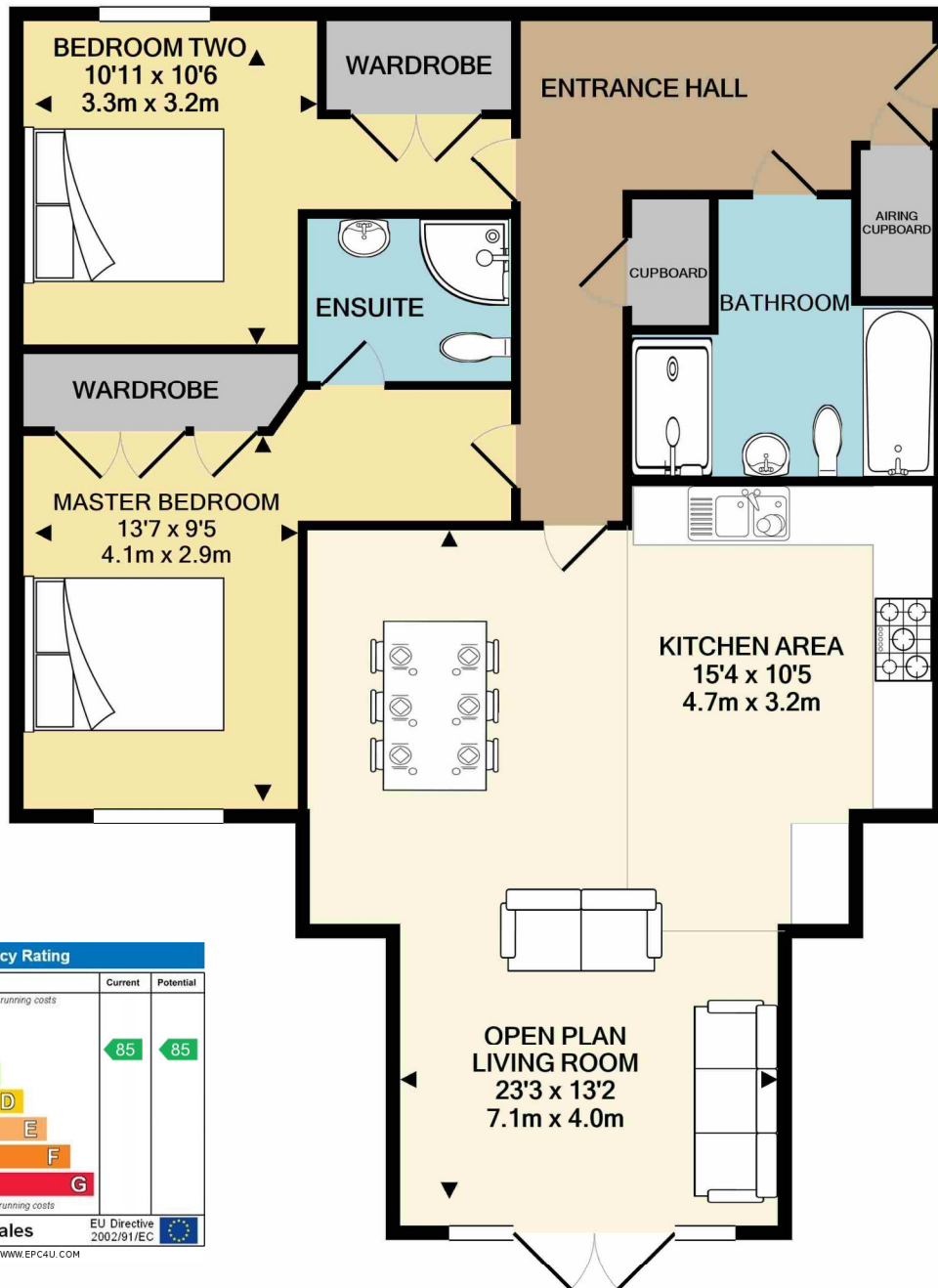
We understand the property is held on a lease of 125 years from 2016.

The vendor currently pays approximately £2700 for service charges. Services charges are reviewed annually. Ground rent is £400 per annum. Ground rent review is every 10 years from commencement of term. Next review date Nov 2026.

Owners of properties in Watling House can become directors of the Watling House right to manage company.

Any intending purchaser will require their legal representative to verify the above information.

COUNCIL TAX BAND: E



TOTAL APPROX. FLOOR AREA 1075 SQ.FT. (99.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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PROPERTY MISDESCRIPTIONS ACT 1991:

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose.

The buyer is advised to obtain verification from his or her Professional Buyer.

References to the Tenure of the property are based on information supplied by the Vendor.

The agents have not had sight of the title documents.

The buyer is advised to obtain verification from their Solicitor.

You are advised to check the availability of any property before travelling any distance to view.

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