



Latium Close, Holywell Hill, St. Albans, AL1 1XU

£350,000

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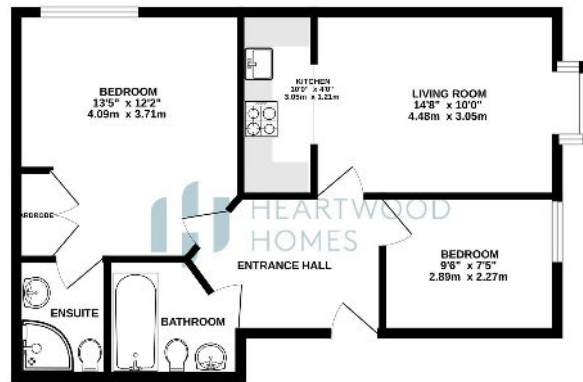
This lovely apartment is tucked away in a peaceful cul-de-sac, right opposite Verulamium Park and Westminster Lodge Sports Centre. Plus, St Albans' lively City Centre is just a short stroll away, offering a great mix of shops, dining, and leisure options, along with excellent transport links into London.

With no chain, the apartment is bright and spacious throughout. It features a welcoming entrance hall leading to all main rooms, including a family bathroom. The large, box-bay fronted living room flows nicely into the fitted kitchen, and there are two generous bedrooms, with the main bedroom benefiting from an ensuite.

Outside, the property enjoys well-maintained communal grounds and parking for residents. Give us a call today to arrange your viewing!



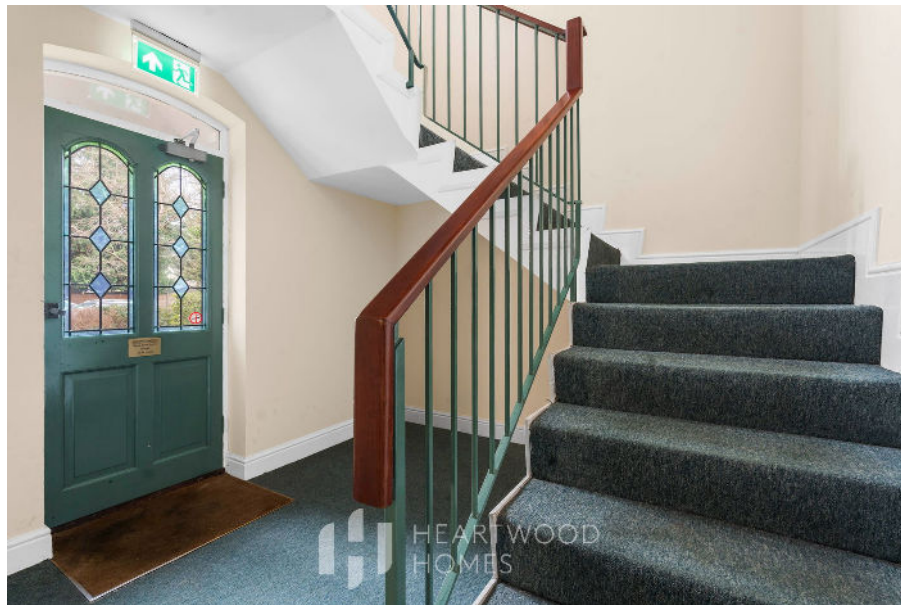
GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 548 SQ. FT. (50.9 SQ. M.) APPROX.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
DIMENSIONS OF ROOMS ARE APPROXIMATE AND MAY VARY SLIGHTLY FROM ACTUAL DIMENSIONS.
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- Peaceful cul-de-sac location opposite Verulamium Park and Westminster Lodge
- Sports Centre
- Excellent transport links into central London
- Large, box-bay fronted living room flowing into a fitted kitchen
- Allocated parking
- Just a short walk to St Albans' vibrant City Centre, full of shopping and dining
- Chain-free apartment with bright and spacious interiors
- Two generous bedrooms, with an ensuite to the main bedroom
- EPC Grade D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	