



A superb, modern one bedroom executive apartment, with parking, located within walking distance of St Albans' mainline railway station.

Guide £375,000

This light and bright second floor apartment is part of a small, modern development with the added benefit of a lift and video entry system.

Approached via an attractive communal hallway, the apartment has a 17ft lounge with Juliet balcony, open-plan kitchen area (with induction hob, instant boiling water tap and integrated washer/dryer), double bedroom with built-in wardrobe, useful storage cupboard and modern fitted bathroom. In addition there is underfloor heating throughout. Outside there is an allocated parking space, additional visitor parking and a bike shed.

Verona Court is conveniently located for the City centre and within a short stroll of the station.



## Accommodation

Entrance Hall

Storage Cupboard

Lounge/Kitchen 5.21m x 4.81m

Bedroom 3.38m x 3.38m

Bathroom

## Outside

Allocated Parking

Visitor Parking

## Tenure

Leasehold: 125 years from 2018

Service Charge: £1,363.84 p.a. (2018)

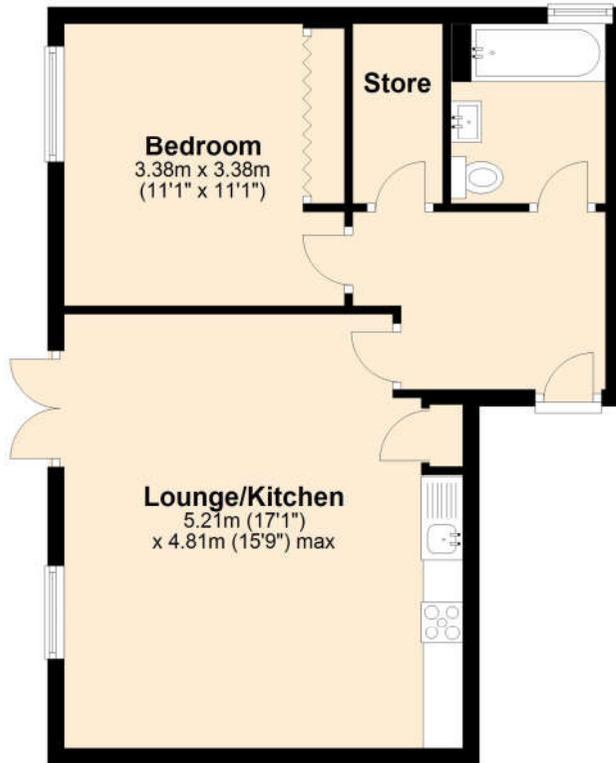
Ground Rent: £414 (2018)



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## Second Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



Total area: approx. 49.4 sq. metres (531.5 sq. feet)

PROVIDED BY COLLINSON HALL ESTATE AGENTS  
Plan produced using PlanUp.



### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.

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