

## Dawn Court, Bakers Close, St Albans, AL1

 2 Bedrooms

 2 Bath/Shower Rooms

 1 Reception Room

 Allocated

 Communal Grounds

 EPC Band C

Council Tax  
Band: C – £2,006.35 (25/26)  
Lease 125 years from 2005  
Ground Rent £125pa  
Service Charge £2,040pa

Guide Price  
£390,000 Leasehold

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A beautifully presented and spacious two bedroom ground floor apartment with a kitchen/breakfast room, en-suite to the principal bedroom and a communal garden. The property is just 0.6 miles from the City station and has the advantage of allocated parking.

### Description

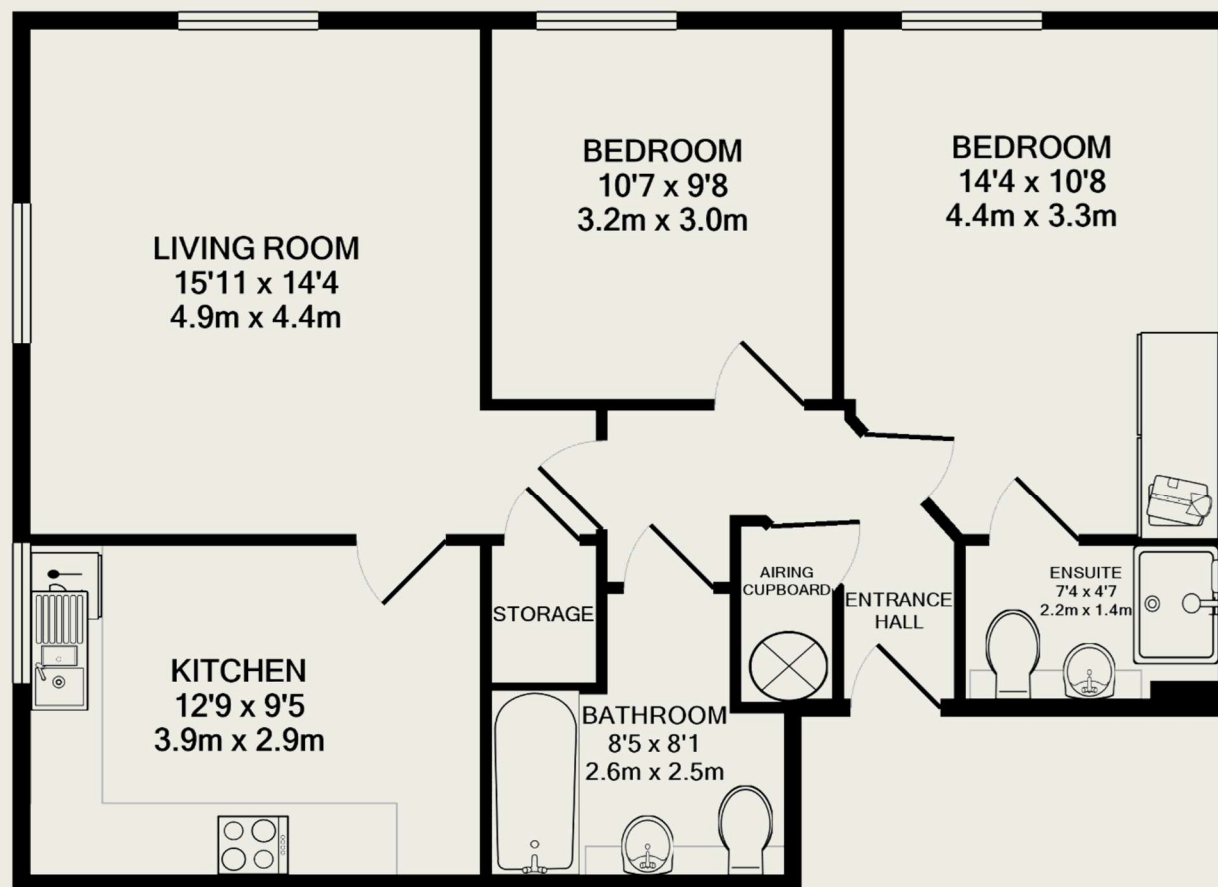
This two bedroom apartment is positioned on the ground floor of this well-maintained contemporary development.

Internally, the accommodation includes a spacious reception room with dual aspect windows and a separate, spacious kitchen with plenty of fitted cupboards, several integrated appliances and room for a dining table. The largest of the two bedrooms has fitted wardrobes and a stylish, refurbished en-suite shower room with a w/c, hand wash basin and a large shower cubicle.

Bedroom two can also accommodate a double bed and has views of the communal gardens, and there is a family bathroom accessed from the hall with a white suite and tiled floor. The development has pleasant communal grounds and ample residents parking, with spaces also available for visitors.

### Location

Dawn Court is located off Camp Road and has easy access to the St Albans city centre with its extensive range of shopping facilities and restaurants. It is less than a mile from the mainline station where there are fast rail links into central London.



TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.5 SQ.M.)

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

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