

**Milan House,  
Charrington Place, St.  
Albans, AL1**

 **1 Bedroom**

 **1 Bath/Shower Room**

 **1 Reception Room**

 **On Street Parking**

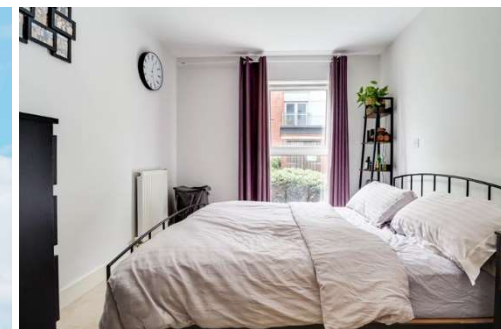
 **Communal Grounds**

 **EPC Band C**

**Council Tax**  
Band: C – £2,006.35 (25/26)  
Lease 999 Years from 2008  
Service Charges £1,174 pa  
Ground Rent £358.87 pa

**Guide Price**  
**£265,000 Leasehold**

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A stylish and modern ground floor apartment located on a very popular development next to St. Albans City station. The property is offered to the market with no upper chain.

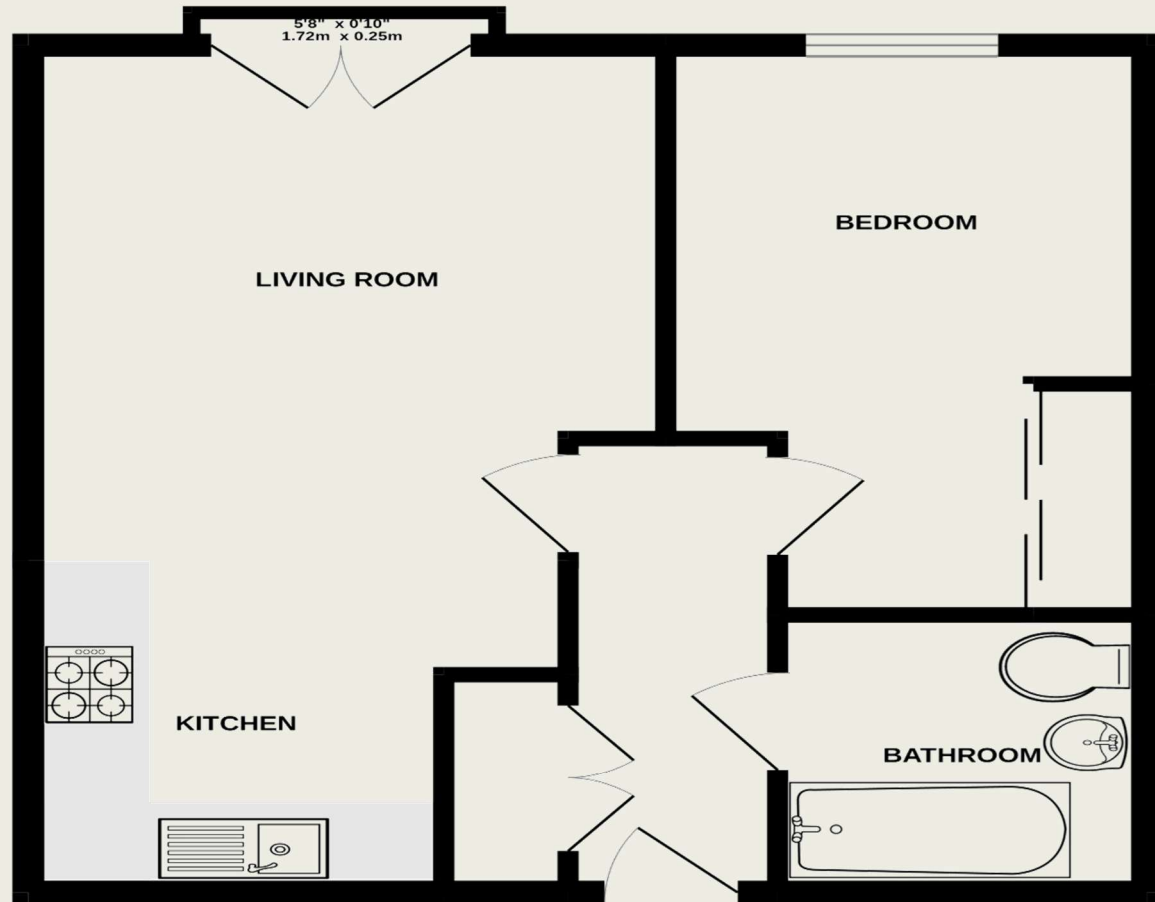
### Description

This one bedroom apartment is located close to an array of shops, restaurants and coffee-shops and is moments from the City station. The wonderful Clarence Park is a short walk away and Charrington Place has the private use of a communal garden and playground for young children.

The property is immaculately presented and has new carpets and wardrobes. The modern kitchen is open plan to the living room which has patio doors and Juliet balcony. The bedroom is a good size with wardrobes and the bathroom has a bath, with shower-over. There is a large cupboard in the hallway which is great for storage and doubles as a utility room with space for a washing machine.

### Location

The apartment is ideally located within just five minutes walk to St Albans mainline railway station, with direct trains to Kings Cross St Pancras and Eurostar terminal in London which can be reached in 25 minutes, as well as direct trains to Luton airport, Gatwick airport and Brighton. The bustling high street and local parks can be reached within a ten minute walk and St Albans Abbey Railway Station with connections to Watford Junction and London Euston is just 15 minutes walk away.



TOTAL FLOOR AREA : 443 sq.ft. (41.1 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

#### Important Information

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