



27 Cotsmoor, Granville Road, St. Albans, Hertfordshire AL1 5BW

Asking price £275,000

RETIREMENT PROPERTY - OVER 55s FLAT

A very spacious and bright top floor (with lift) flat in this purpose-built 3 storey development for the over 55's, just a short walk from the station and enjoying marvellous views over Clarence Park. The flat benefits from a well-fitted kitchen, a totally renovated shower room, timber flooring through all the main rooms, and double glazing. There is a resident manager, 24-hour alarm call and security entry phone systems, fully equipped laundry, residents' social lounge, attractive communal gardens and ample parking. Local shops and the station are close by.

ENTRANCE HALL



Very spacious. Double cloaks cupboard. Alarm system, security entry phone. Deep airing cupboard housing hot water tank with immersion heater. Timber flooring. Night storage heater. (Immersion and night storage heaters have off-peak supply).

SPACIOUS DOUBLE ASPECT LOUNGE

17 x 14'6 (5.18m x 4.42m)



17' x 14'6 Really spacious and well-proportioned, with two windows giving marvellous views over Clarence Park, a third to the side giving evening sun. Timber flooring. Coved ceiling. Night storage heater. Glazed screen and door to kitchen.

KITCHEN

14'3 x 6'1 (4.34m x 1.85m)



Well fitted with a range of floor and wall-mounted units. Inset stainless steel sink with mixer tap and waste disposal unit. Floor standing oven with ceramic hob. Space for washing machine (or dishwasher) and fridge/freezer. Space for small breakfast bar. Window to side, over sink, allows evening sun to spill through glazed screen into lounge.

BEDROOM 1

11'9 x 10'6 (3.58m x 3.20m)



Window with lovely views over Clarence Park. Range of fitted wardrobes. Timber flooring. Freestanding electric heater.

SHOWER ROOM



Completely refitted with walk-in shower, handrail, low flush w.c., wash hand basin. Heated towel rail. Ceiling spotlights. Attractive fully tiled walls. Extractor fan. Timber flooring.

BEDROOM 2

11'10 x 6'5 (3.61m x 1.96m)

Window with lovely views across the park. Freestanding double wardrobe. Timber flooring.

COMMUNAL LAUNDRY ROOM



Fully equipped with two washing machines, two dryers, sink and ironing board. (Covered by service charge).

COMMUNAL LOUNGE

Overlooking the garden, with patio seating area immediately outside.

COMMUNAL GARDENS



Well maintained, with several seating areas.

CAR PARKING

Close to the building, which has three separate entrances.

EPC RATING: C

SERVICE CHARGE

£262.84 per month to 2022

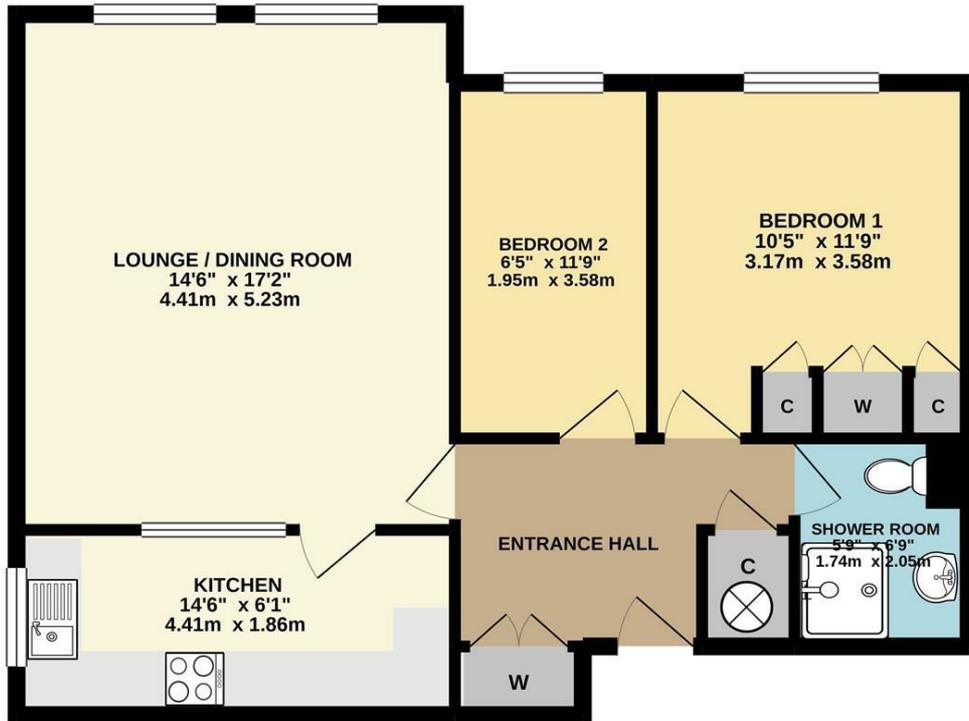
LOCAL AMENITIES

CLARENCE PARK is just across the road. It covers 25 acres in two areas: the formal 9-acre park with flower beds/extensive tree/shrub planting, and the recreation ground with facilities for cricket, football, tennis, bowls and hockey. The park was awarded a Green Flag in 2005, which it has retained and in 2007 it also gained a Green Heritage Award.

Local shops and restaurants: There is a good choice along Victoria Street and close by in Hatfield Road (chemist, newsagent, local stores), plus pubs, the Conservative Club, the Organ Museum etc.. Morrisons supermarket is half a mile away along Hatfield Road and Iceland is closer (Victoria Street).

St. Albans Station is a few minutes' walk from Cotsmoor, giving easy access to central London (20 mins. to St. Pancras International).

The centre of St. Albans is three-quarters of a mile away, with frequent buses from just outside Cotsmoor. The centre has a superb range of amenities: public library, excellent shops, twice-weekly market ("one of the most colourful and vibrant street markets in the South of England"), St. Albans Abbey, Verulamium Park, the award-winning Verulamium Roman Museum, the Abbey Theatre, Alban Arena, and a variety of clubs and music societies.



TOTAL FLOOR AREA : 680sq.ft. (63.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	82
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



IMPORTANT INFORMATION: For clarification, we wish to inform the prospective tenant/purchaser that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The content of this publication is copyright of Let Me Ltd™ trading as Moulton Estates and Let Me Properties, 2017. Let Me™ Ltd Registered in England and Wales No. 06620607.