



## 24 Davis Court Marlborough Road, St. Albans, Hertfordshire, AL1 3XU

£249,950

An absolutely immaculate example of one of these exceptionally popular flats, purpose built for the over 55's, with resident manager, alarm and security intercom systems, lifts, residents lounge, used for lively social events, and delightful communal gardens. The development is situated just a very short walk from the city centre and there is a large on site car park. This flat has been completely refurbished, with a luxury kitchen and bathroom. An unusual advantage is part boarded loft storage with ladder and light. Drying room. Guest flat for overnight visitors.

### Accommodation Comprises Of

Communal Entrance Door with security entry phone system.  
Stairs or LIFT to second floor.

### Entrance Hall

Coved ceiling. Built in storage cupboard. Deep airing cupboard housing lagged hot water cylinder with immersion heater. Access via fitted ladder to part boarded loft. Light point.

### Lounge

19'3 into bay x 10'00 (5.87m into bay x 3.05m)



Sunny west facing bay window to the front of the property overlooking Marlborough Road. Coved ceiling. Electric panel heater. Free standing oil filled thermostatically controlled heater. Alarm intercom and security entry phone systems. Archway to:

### Lounge View Two



### Refitted Kitchen



Completely refurbished and fitted with a range of modern maple base and wall mounted units with complementary laminate work surfaces. Inset four burner ceramic hob unit with stainless steel cooker hood over, built in eye level fan oven. Built in slim line dishwasher. Under cupboard lighting. Part tiled walls. Space for fridge freezer. Plumbing for washing machine. Floor level plinth heater.

### Kitchen View Two



### Bedroom

12'6 (not including wardrobe x 8'9 (3.81m (not including wardrobe x 2.67m)



Door from Hall. West facing window overlooking Marlborough Road. Free standing thermostatic heater. Coved ceiling. Range of fitted wardrobes.

### Bathroom



Completely refurbished with a white suite comprising panelled bath with separate power shower fitting, folding shower screen, low flush w.c., pedestal wash hand basin. Part tiled walls. Heated towel rail.

### Communal Drying Room

(covered by Maintenance Charge)

Situated on the first floor close to the lift.

### Communal Lounge

Very nicely furnished and spacious, situated on the ground floor in the same block as this flat. Davis Court is renowned for lively social events and a wide variety of activities.

### Guest Flat

Available at a nominal rental for overnight visitors. Also situated in the same block.

### Exterior



### Attractive Communal Gardens



with various seating areas, patios, feature fish pond. Very well maintained and attractive at most times of the year.



View From Property - West Facing



#### Parking

AMPLE ON-SITE PARKING AREAS WITH PERMIT CONTROL.

#### Service Charges

£170 per month up to March 2021, which includes water rates. PLEASE NOTE THAT THIS FIGURE WILL REQUIRE VERIFICATION FROM THE VENDORS' SOLICITORS.

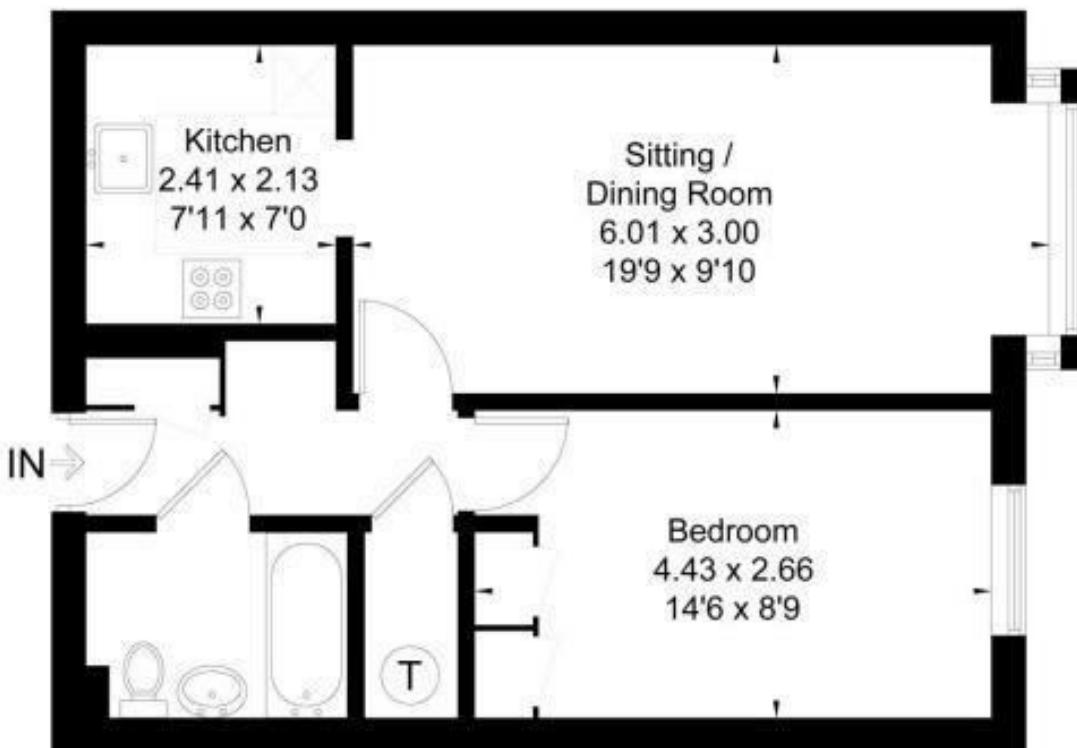
#### Viewings

By prior appointment please.

## 24 Davis Court, Marlborough Road, St. Albans, Hertfordshire, AL1 3XU

Gross Internal Area (approx) = 46.4 sq m / 499 sq ft  
For identification only. Not to scale.

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## Second Floor

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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.