



2 Bedrooms



2 Bath/Shower Room



1 Reception Room



Off-Street Parking



EPC Band B

Council Tax

Band: E £2,758.72 (2025/2026)

Local Authority

St Albans City & District Council

Tenure: Leasehold, 125 years
from 29th September 2007

Service Charge: £1,200 per
annum

Ground Rent: £500 per annum

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The Old Hat Factory, Inkerman Road, St. Albans, AL1 3BB
Guide Price £575,000 Leasehold

Inkerman Road, St. Albans, AL1 3BB

Located in the vibrant centre of St Albans, this exclusive and impeccably finished first-floor, loft-style apartment offers an exceptional blend of contemporary design and character features. Featuring bright and spacious accommodation throughout, the property also benefits from a private parking space - a rare find in such a central location.

🏡 Beautifully Presented First-Floor Loft Apartment

🏡 Off-Street Parking Space

🏡 Superb Open-Plan Living/Dining room

🏡 Contemporary Kitchen with Integrated Appliances

🏡 Two Bedrooms

🏡 Two Bathrooms

🏡 Close to St Albans City Centre & Mainline Station

Description

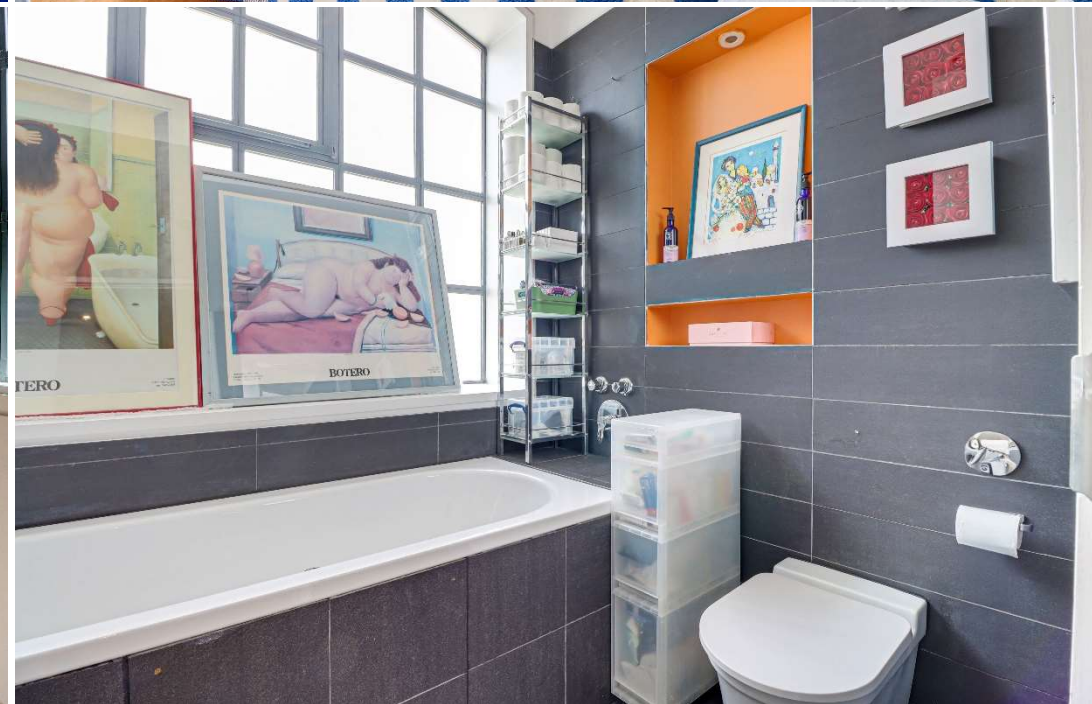
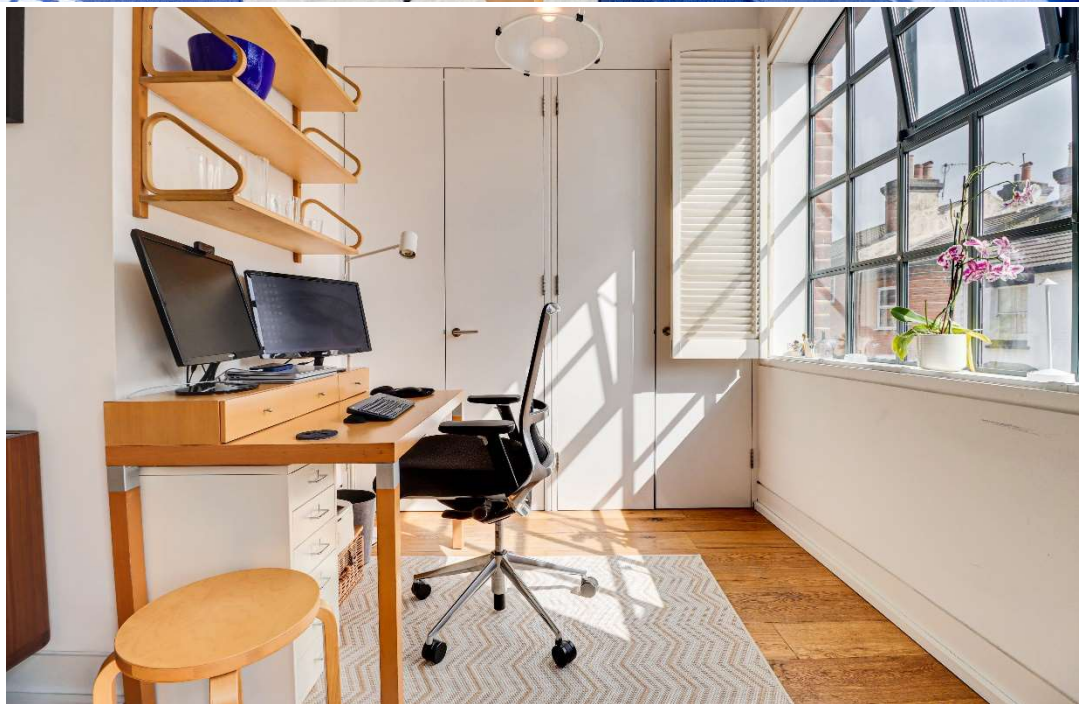
Upon entering, you are welcomed by a generous entrance hall leading to an impressive open-plan living and dining area. This striking space features a floor-to-ceiling glass wall and a sliding door that opens into a sleek, modern kitchen fitted with a range of high-quality wall and base units. Both rooms are bathed in natural light, thanks to large windows, and the apartment's high ceilings and exposed brickwork add a distinctive urban charm. The principal bedroom enjoys a dual aspect, fitted wardrobes, and a stylish en-suite wet room. The second bedroom, currently used as a home office, also includes built-in storage and is served by a contemporary main bathroom.

Offering a perfect mix of location, style, and functionality, this exceptional property is ideal for professionals, downsizers, or investors seeking a home in one of St Albans' most desirable settings.

Location

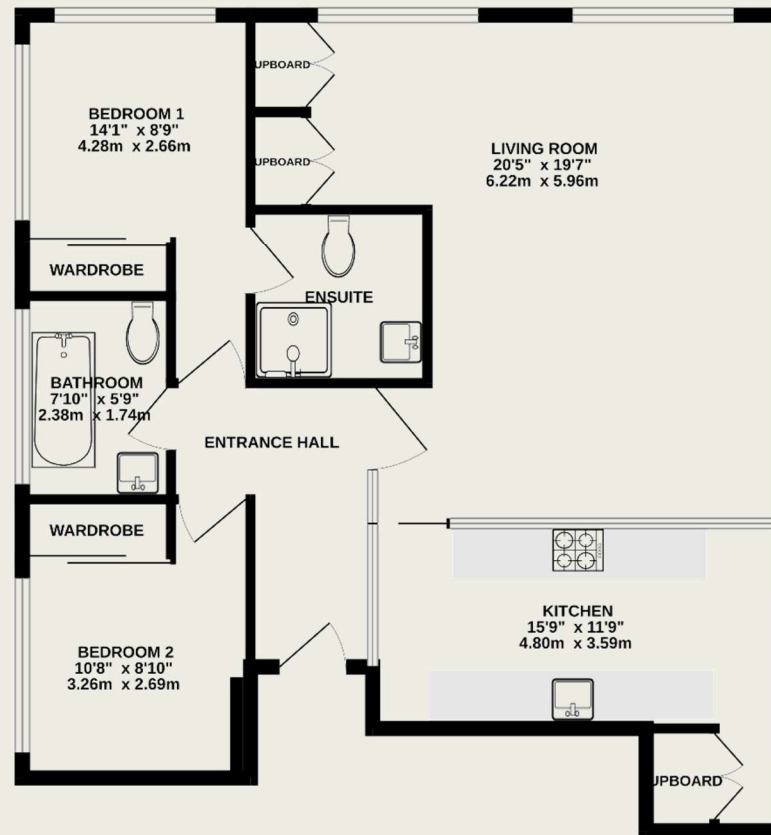
The Old Hat Factory enjoys a prime position on Inkerman Road, one of St Albans' most sought-after city centre locations. Ideally situated, it is just a short stroll from both the bustling city centre and mainline station, which offers fast and frequent services to London St Pancras - perfect for commuters.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA: 824 sq.ft. (76.6 sq.m.) approx.

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