



29 Queens Court Hatfield Road, St. Albans, Hertfordshire AL1 4TG

Guide price £350,000 Leasehold



## 29 Queens Court Hatfield Road

St. Albans, Hertfordshire AL1 4TG

This exceptionally spacious, three-bedroom, top-floor apartment is offered for sale chain-free.

It has two sunny balconies, plenty of parking, a communal door security system, and a useful outside brick store.

This fantastic apartment is bright, spacious, and well planned with all rooms leading off the central hall.

We enter into the large living room with large windows which flood the room with light. It has a lovely feature fireplace and access to the sunny balcony garden.

From here we find the fitted kitchen/dining room with a further balcony with useful storage. There is a bright modern bathroom with separate w/c and three good-sized bedrooms.

The property is lovely and warm and benefits from UPVC double glazing and gas radiator central heating.

Queens Court is approximately one mile from St. Albans Thameslink train station and the city centre with all it has to offer. It is within a short walk to the popular area of Fleetville, with its fantastic local shops, restaurants, and leafy open park spaces.





## ACCOMMODATION

Hallway

Living Room

15'0 x 10'3 (4.57m x 3.12m)

Kitchen

11'6 x 10'2 (3.51m x 3.10m)

Bathroom

Separate W/C

Bedroom 1

13'6 x 9'9 (4.11m x 2.97m)

Bedroom 2

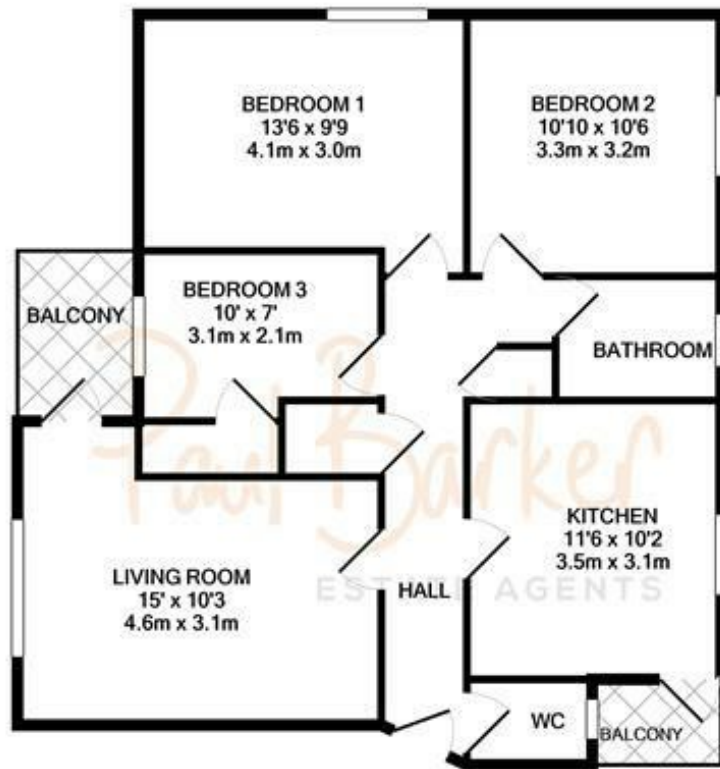
10'10 x 10'6 (3.30m x 3.20m)

Bedroom 3

10'0 x 7'0 (3.05m x 2.13m)



## Floor Plan



TOTAL APPROX. FLOOR AREA 768 SQ.FT. (71.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

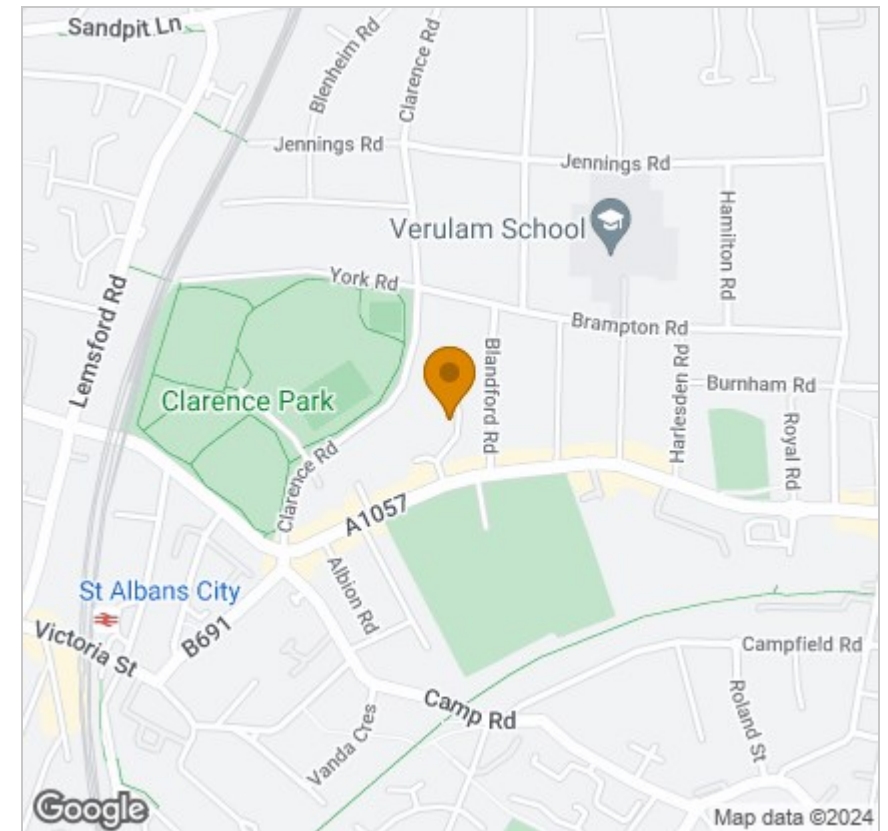
## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

## Area Map



## Energy Efficiency Graph

