



116B Hatfield Road, St. Albans, AL1 4HY  
Guide price £400,000 Leasehold - Share of Freehold



## 116B Hatfield Road

St. Albans, AL1 4HY

An attractive two double bedroom apartment overlooking the wonderful Clarence Park. The property boasts character features including high ceilings, fireplaces, sash style windows as well as a secluded communal garden and a share of the freehold.

Stone steps lead up to a front door with a secure entry phone system allowing access to a well maintained entrance with a private front door. The property begins with a welcoming hallway and presents doors to rooms with convenient under stairs storage. At the front of the property, overlooking the park, is a bright and spacious living/dining room with a sash style bay window and a feature fireplace.

Moving through to the master bedroom featuring an ornamental fireplace, a family bathroom with a fitted white suite, a further second double bedroom and a modern kitchen with recesses for white goods including an electric hob and integrated fan oven. The property also benefits from gas central heating and newly fitted carpet and double glazed windows throughout.

This Hatfield Road apartment is conveniently situated opposite Clarence Park and Verdis restaurant, there's a bus stop to the City Centre close by and a very short walk to the mainline station and local shops, GP, dentist and restaurants on Hatfield Road.





## ACCOMMODATION

Hallway

Living Room

12'6 x 12'2 (3.81m x 3.71m)

Kitchen

7'3 x 6'11 (2.21m x 2.11m)

Master Bedroom

12'3 10'3 (3.73m x 3.12m)

Second Bedroom

8'7 x 10'11 (2.62m x 3.33m)

Bathroom

Lease Details

Service Charge - £145pm

Lease Remaining - 95 years

## Floor Plan



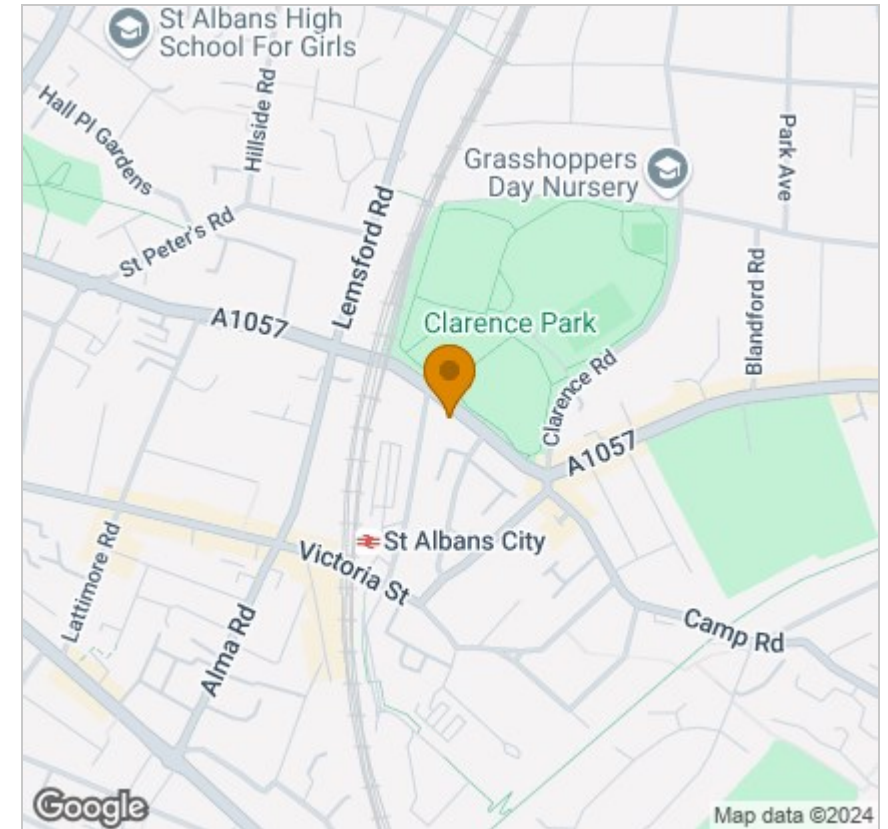
## Viewing

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

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## Area Map



## Energy Efficiency Graph

