



38 Brooklands Court, St. Albans, AL1 3NS

Guide price £300,000 Leasehold



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Nestled in the sought-after Brooklands Court development, this beautiful one-bedroom top floor apartment offers a unique opportunity to enjoy modern living in a prime central location in St Albans. Perfectly positioned within walking distance of St Albans' vibrant city centre, this apartment provides easy access to local shops, restaurants, and cafes, as well as excellent transport links, including St Albans City Station for fast trains to London.

The apartment boasts a spacious and bright open-plan living area that seamlessly connects to a fully equipped modern kitchen, making it an ideal space for both relaxing and entertaining. The generously sized bedroom offers a peaceful retreat, with ample storage space and plenty of natural light.

Additionally, the property benefits from a contemporary shower room as well as excellent storage including two cupboards and loft access in the hallway.

Externally, there are well kept communal grounds and an allocated parking space, offering convenience and security.

Brooklands Court offers the perfect balance of tranquil residential living with the excitement and convenience of city life. St Albans' renowned schools, the wonderful Clarence park, and cultural attractions are just a stone's throw away, while major road links and the train station offer seamless access to the capital and beyond.





ACCOMMODATION

Secure Communal Entrance

Private Front Door

Hallway

Cupboard

Open Plan Living/Dining/Kitchen

15'11 x 13'4 (4.85m x 4.06m)

Bedroom

11'9 x 9'11 (3.58m x 3.02m)

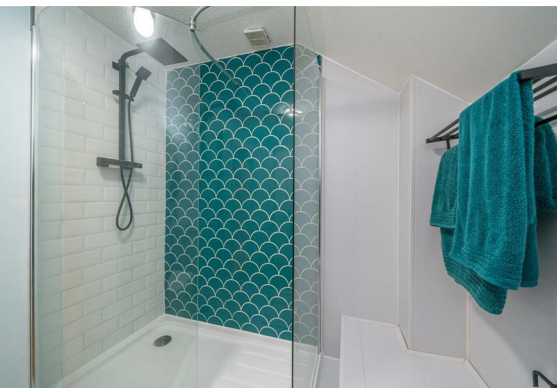
Shower Room

EXTERNAL

Allocated Parking

Service Charge £140pcm

Ground Rent £125 per year



Floor Plan



Total area: approx. 51.1 sq. metres (550.0 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.

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

