



26 Hansell Gardens Sutton Road, St Albans, AL1 5GF

Guide price £415,000 Leasehold



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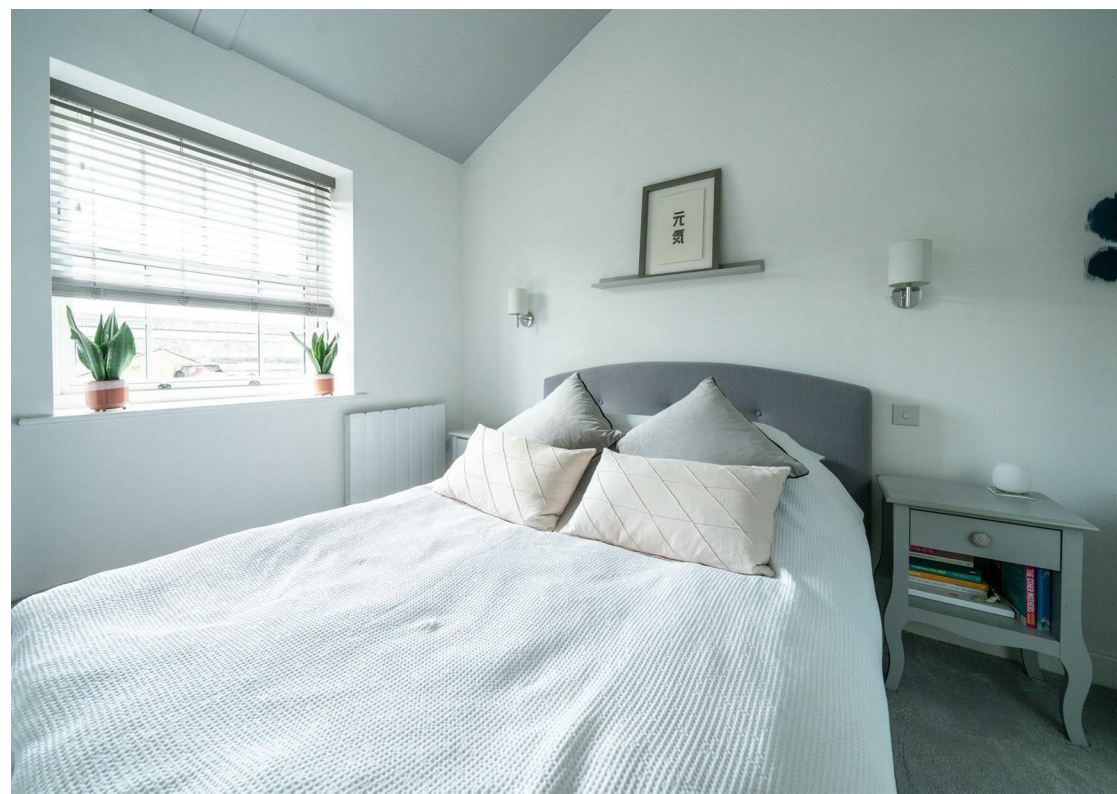
Welcome to this characterful and spacious two-bedroom first-floor apartment, set within a unique converted garment factory. Offering approximately 661 sqft. of bright and airy living space, this home perfectly blends historic charm with contemporary style making an ideal home for families, professionals or first-time buyers, seeking a distinctive property. Early viewing is highly recommended to appreciate everything this stylish home has to offer.

A spacious entrance hall offering excellent storage, creates an immediate sense of light and openness as you step inside and leads through to the striking 'heart of the home' open-plan living area enhanced by impressively high ceilings and large skylights that flood the space with natural light. The stylish kitchen is seamlessly integrated into the living space, making it ideal for modern living and entertaining.

There are two generously sized bedrooms, both offering excellent space for furniture and storage, along with a well-appointed modern bathroom.

Additional benefits include an allocated parking space for residents' convenience, as well as the unique appeal of living in a sought-after development that retains the character of its industrial past.

Hansell Gardens is wonderfully located within walking distance of the mainline train station with the convenience of the Alban Way, a number of popular local primary schools including Camp and Fleetville Infants & Juniors and Beaumont Senior school. There are also local shops and services in Fleetville including a Post Office and Morrisons supermarket within a short walk.





ACCOMMODATION

Communal Area

Entrance Hall

Open Plan Living

20'0 x 19'0 (6.10m x 5.79m)

Bedroom

14'2 x 9'0 (4.32m x 2.74m)

Bedroom

10'8 x 9'11 (3.25m x 3.02m)

Bathroom

Communal Garden

Gated Car Park - Allocated Parking

LEASE DETAILS

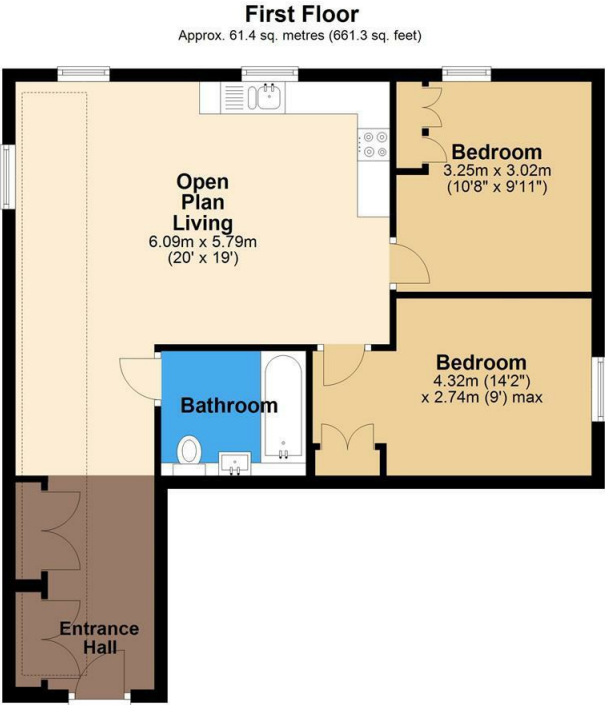
Service Charge - £1500 pa approx

Ground Rent - £400 pa

Lease Remaining - 117 years



Floor Plan



Total area: approx. 61.4 sq. metres (661.3 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.

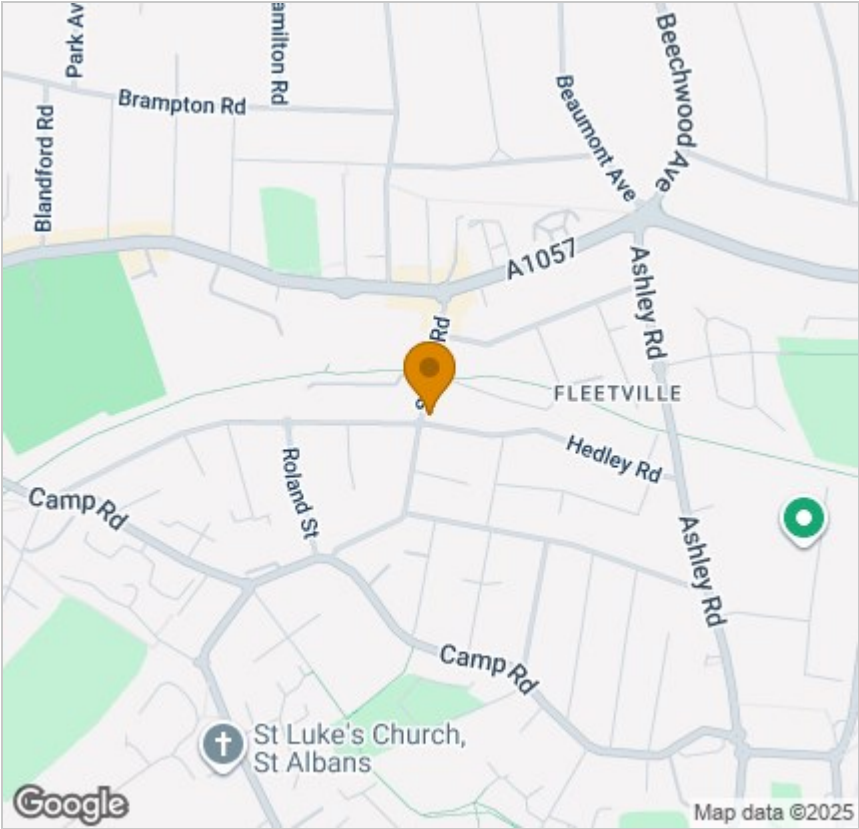
Viewing

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

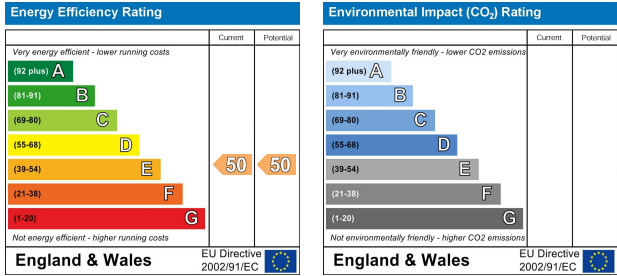
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS