



30, Hansell Gardens Hedley Road, St. Albans, AL1 5GG

Offers over £300,000 Leasehold



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St. Albans, AL1 5GG

Welcome to this beautifully presented one-bedroom ground floor apartment with allocated parking, designed with modern living and convenience in mind.

This contemporary apartment features a spacious open-plan living area, including a lounge and dining space, leading out to a paved terrace which is an ideal spot for relaxing. The modern kitchen is fully integrated with a fridge/freezer, electric hob, and oven.

The bedroom is generously sized, offering ample space for a wardrobe and dressing table. The family bathroom includes a three-piece white suite with a bath and an overhead shower.

Additional benefits include an allocated parking space for residents' convenience which is secure and gated.

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 Secondary school. There are also local shops and services in Fleetville including a Post Office and Morrisons supermarket within a short walk.





ACCOMMODATION

Kitchen/living/Dining Room
9'11" x 25'11" (3.04m x 7.92m)

Bedroom
8'11" x 14'9" (2.74m x 4.52m)

Family Bathroom

EXTERNAL

Allocated Parking

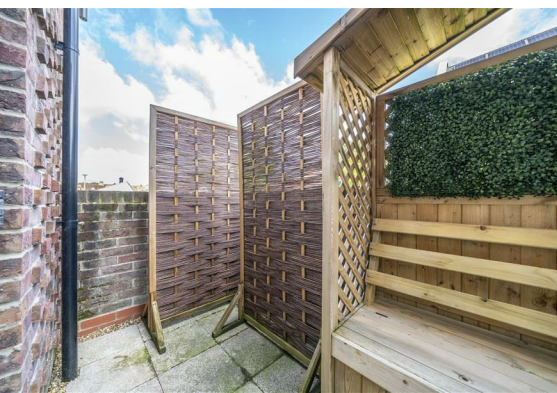
Garden Terrace

LEASE DETAILS

Lease remaining - 117 years remaining

Service Charge -

Ground Rent - £300 per year



Floor Plan

Floor Plan
Approx. 47.4 sq. metres (510.3 sq. feet)



Total area: approx. 47.4 sq. metres (510.3 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.

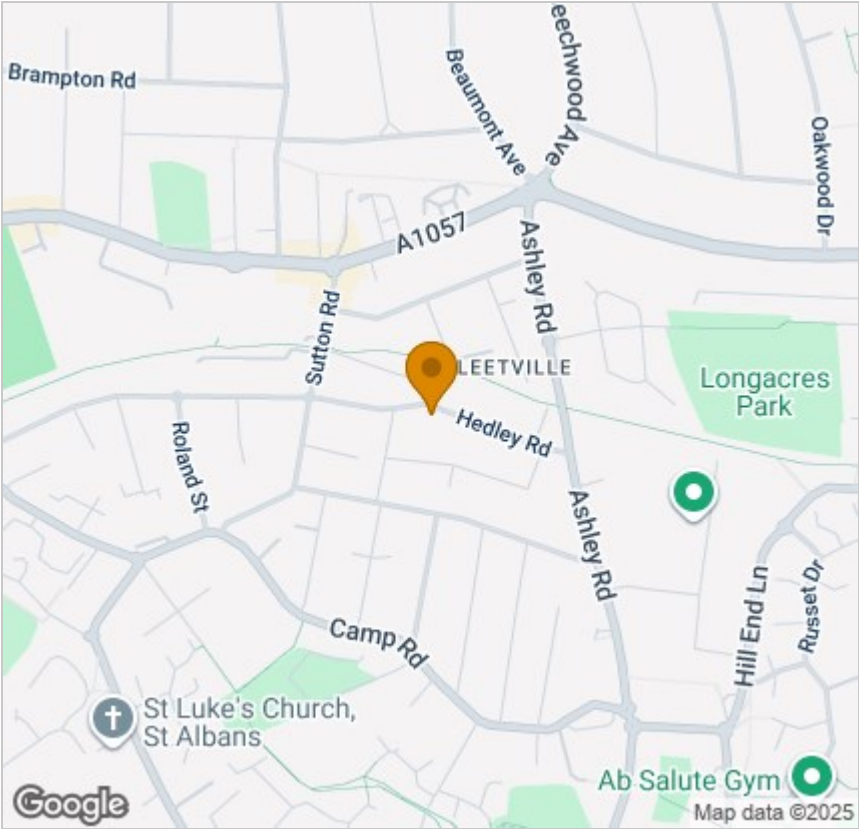
Viewing

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

