



Highfield Lane

Tytenhanger | Hertfordshire | AL4 0LE

£335,000

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STEP INSIDE

Highfield Lane

Upon entry, you are greeted by a welcoming hallway featuring a generously sized fitted storage cupboard. The kitchen/living room exudes a bright and airy ambiance, enhanced by dual-aspect windows that frame captivating views of the communal grounds and fill the space with natural light.

The accommodation comprises a spacious double bedroom with fitted wardrobes and a beautifully appointed four-piece bathroom. The property also benefits from a full-sized loft, providing ample storage space and potential (STPP).

In recent years, the apartment has seen a number of significant improvements, including a new roof, double-glazed sash windows throughout, updated external rendering, and a newly installed boiler — ensuring peace of mind for the next owner.

This exquisite converted apartment is nestled within eight acres of meticulously maintained grounds, featuring two picturesque ponds, a tennis court, BBQ facilities, and multiple serene relaxation areas — offering a truly idyllic and community-focused lifestyle.

The property benefits from an allocated parking bay at the front, with additional visitor parking available within the development. The communal areas are impeccably maintained, further enhancing the appeal of the setting.

Located on the east side of St Albans in the sought-after area of Tyttenhanger, this property provides convenient access to the city centre and a range of motorway links, making it ideal for commuters and those seeking a balance between tranquillity and connectivity.

Offered to the market with no onward chain, this property presents an enticing opportunity for prospective buyers seeking a home that blends charm, convenience, and thoughtful modern updates.









STEP OUTSIDE

Highfield Lane

St. Albans, nestled in the picturesque Hertfordshire countryside, exudes a captivating blend of rich history, cultural vibrancy, and modern amenities. This charming city, located just a stone's throw away from London, boasts a heritage that dates back over two millennia, making it one of the oldest settlements in England. Its name is derived from the first British saint, Saint Alban, who was martyred here in the 3rd century AD.

Walking through the streets of St. Albans is like embarking on a journey through time. The city's crowning jewel is undoubtedly the magnificent St. Albans Cathedral, a stunning example of Norman architecture that dominates the skyline with its soaring spire. This architectural marvel, founded in the 8th century, stands as a testament to the city's enduring spiritual significance and serves as a focal point for both locals and visitors alike.

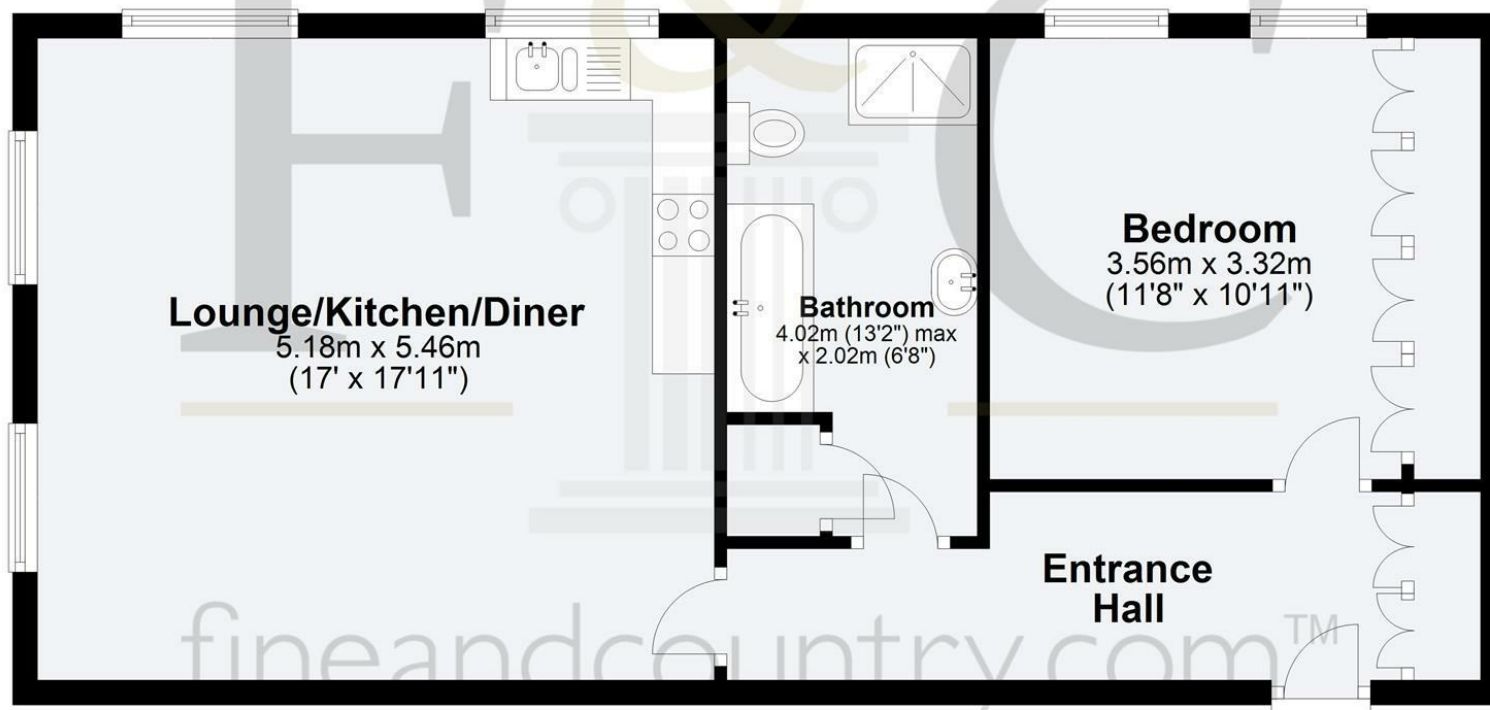
Beyond its religious heritage, St. Albans boasts a wealth of historical landmarks and attractions. The Verulamium Park, once the site of a thriving Roman settlement known as Verulamium, offers a tranquil retreat amidst lush greenery and ancient ruins. Here, visitors can wander through the remains of Roman walls, explore the fascinating Verulamium Museum, and enjoy leisurely strolls along the serene lakeside paths.

The city's vibrant town centre is alive with an eclectic mix of boutique shops, quaint cafes, and bustling markets, offering something to delight every visitor. From browsing the stalls at the historic St. Albans Charter Market to indulging in gourmet delights at the renowned St. Albans Food and Drink Festival, there's no shortage of culinary and cultural experiences to savour. With its bustling atmosphere and friendly locals, St. Albans effortlessly combines the charm of a historic market town with the sophistication of a modern city, making it a truly captivating destination for all who visit.



Highfield Hall

Approx. 60.3 sq. metres (649.0 sq. feet)



Total area: approx. 60.3 sq. metres (649.0 sq. feet)

- Bright & Airy Top Floor Apartment
- Meticulously Converted Period Building
- New Roof, Completed in November 2021
- Double Glazed Sash Windows Throughout.
- Four Piece Bathroom Suite
- Ample Storage Throughout
- Eight Acres of Meticulously Manicured Grounds
- Tennis Court & BBQ Facilities
- Allocated Parking Bay & Visitor Bays
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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