



HEARTWOOD
HOMES

St Albans, AL3 5FE

Offers Over £400,000

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Discover this lovely ground floor apartment, featuring double doors that open onto a handy patio and beautifully maintained grounds—perfect for soaking up the summer sunshine. Built by Matthew Homes in 2019, this property is nestled in a prime cul-de-sac location, just a short stroll from St Albans' vibrant city centre, with its array of shops, eateries, and a mainline station offering direct access to London via St Pancras International. There are several popular schools nearby, along with picturesque countryside walks.

You can enter the apartment either through the private double doors accessed through the rear communal garden or via the communal front entrance hallway, which has a secure entry phone system. This leads into a private entrance hall with plenty of built-in storage space.

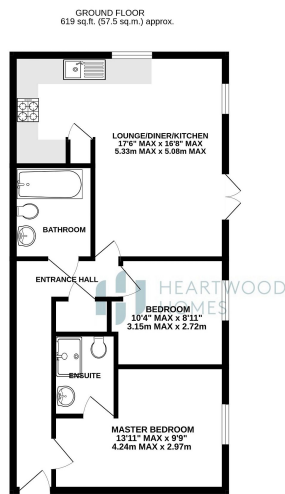
The heart of this home is the contemporary open-plan living, dining, and kitchen area, complete with fully fitted appliances, dual aspect windows, and double doors opening to the communal gardens—perfect for entertaining and enjoying time with loved ones.

The apartment features two double bedrooms, with an attractive ensuite in the main bedroom, and a stylish bathroom.

Outside, you'll benefit from an allocated parking space and a handy communal bike store. The well-kept communal grounds provide a wonderful space for outdoor enjoyment.

This versatile property is ideal for first-time buyers, investors, and downsizers alike. Give us a call today to book your viewing and see all that this excellent home has to offer.





TOTAL FLOOR AREA: 619 sq. ft. (57.5 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of floors, ceilings, windows, etc. may vary from actual conditions and are approximate. Please refer to the actual property for details. The floor, wall and ceiling finishes shown are for guidance only and are subject to change without notice. The floor, wall and ceiling finishes shown are for guidance only and are subject to change without notice. The floor, wall and ceiling finishes shown are for guidance only and are subject to change without notice.



- Lovely ground floor apartment with double doors opening onto a handy patio
- Area and well maintained, just a short walk from St Albans' vibrant city centre.
- Contemporary open-plan living, dining, and kitchen area with fully fitted
- Nearby popular local schools and bus routes
- Access the property through private double doors or the secure communal entrance hallway.
- Built by Matthew Homes in 2019 to a high standard.
- Close to a variety of shops, eateries, and the mainline station with direct access to
- London Underground, including an attractive en-suite in the main bedroom
- All estate parking spaces, communal bike store, and beautifully maintained
- 500+ Grade Grounds.

