



HEARTWOOD
HOMES

Canterbury Court, Battlefield Road, St. Albans, AL1 4DX

Guide Price £300,000

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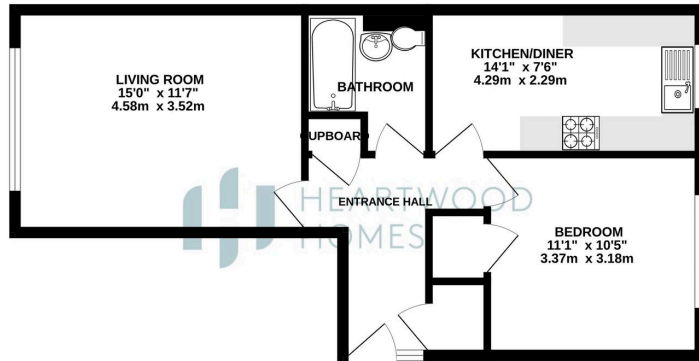
This charming one-bedroom ground floor apartment located on Battlefield Road, in a highly desirable residential area. The apartment offers proximity to St Albans' vibrant city centre, with its array of shopping, dining, and leisure options, as well as convenient transport links, including the mainline railway station within walking distance.

You enter the property via a welcoming entrance hall, which boasts plenty of built-in storage, offering both practicality and a spacious feel right from the start. The hallway provides access to all the rooms in the apartment, ensuring a smooth flow throughout the home. To the rear of the property is the generously sized living room, offering ample space for a dining table, making it perfect for hosting dinner parties or enjoying meals with family and friends. The room's layout allows for both comfortable lounging and social gatherings, creating a versatile and inviting space. The recently renovated kitchen offers a modern touch, featuring a vast amount of cupboard space and extensive work surfaces, making it both practical and stylish. This well-designed kitchen provides ample room for meal preparation and storage, ideal for those who enjoy cooking or need additional space for kitchen essentials. The bedroom is generously sized and offers ample space for wardrobes, ensuring plenty of room for storage while maintaining a comfortable and uncluttered atmosphere. It's the perfect retreat for relaxation and restful nights. Lastly, the modern bathroom completes this lovely apartment, featuring contemporary fixtures and a sleek design. It provides a refreshing and stylish space, perfectly complementing the rest of the home.

Externally you have a fantastic covered car port that can provide further external storage if required.

We would highly recommend early viewing of this well position apartment, please call us on 01727 638333





TOTAL FLOOR AREA - 529 sq ft (49.1 sq.m) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metreage 10/2016



- One bedroom ground floor apartment
- Sought after residential location
- Car port
- Contemporary bathroom suite
- Immaculate condition
- Modern fitted kitchen
- Close to the City Centre and the station
- EPC Grade C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	