



HEARTWOOD
HOMES

Serra House, Charrington Place, St. Albans, AL1 3FU

Offers Over £400,000

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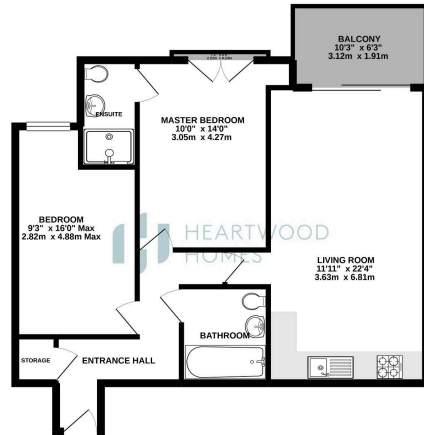
A beautifully presented and maintained to a high standard, top-floor apartment set within a popular and well-kept development, just a short walk from both the mainline station—with direct trains into London in under 20 mins, via St Pancras International—and St Albans' lively city centre, full of shops, multiple leisure amenities, cafés, and places to relax, like Verulamium park. There are also many highly regarded local schools close by.

Inside, the apartment has a bright and spacious open-plan living, kitchen, and dining area which opens out onto a generous south-facing and sunny balcony with lovely views. There's a welcoming entrance hall with handy built-in storage, leading to a good-sized main bedroom with its own en suite, a second bedroom, and a modern bathroom.

Outside, you've got the added bonus of an allocated and secure underground parking space, plus well-maintained communal gardens and a nearby park to enjoy.



GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan contained here, representations of areas, dimensions and other details shown are not intended to be a contract. It is recommended that you verify all measurements and details with the seller or the developer before purchase. The layout, location and appearance of the property may be changed without notice.



- Top-floor apartment in sought-after development.
- Main bedroom with en-suite facilities.
- Open-plan living, kitchen, and dining space.
- Balcony with attractive views.
- Access to communal grounds and park.
- Close to station and City Centre amenities.
- Second bedroom perfect for guests or home office.
- Modern kitchen with integrated appliances.
- Ideal location for shopping and leisure.
- EPC Grade C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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	