



Set in landscaped communal gardens with residents' parking at the end of a quiet cul-de-sac, this lovely one bedroom first floor apartment is in a great location, tucked away from the hubbub yet just a short stroll from the town centre and St Albans station.

Located on the first floor of a popular modern two storey block, the apartment is accessed via a well-maintained communal entrance. On entering the apartment you're immediately struck by the sense of space and light and the stylish modern décor. Honey-hued wood laminate flooring and fresh painted walls create a modern feel and relaxed ambience.

***St Albans, AL1***

***Asking Price***

***£270,000 Leasehold***

Modern first floor apartment  
Communal gardens  
Short walk to city centre  
Large living/dining room  
Shaker-style kitchen  
Leasehold: 171 years  
Ground rent: £10pa  
Service charge: £728pa  
CT band: C  
Council: St Albans City  
EPC rating: D

***by appointment only***

***tom@thomasjameskw.com***

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The main living space is a large lounge/dining room that's flooded with natural light thanks to wide east-facing picture windows that span the width of the room and a second south-facing window. Both have leafy views. Measuring 14'62 by 10'6", the room has plenty of space for a sofa, armchairs, and a large dining table.

The separate kitchen also has a contemporary vibe, with Shaker-style forest green fitted wall and floor cabinets, a metro-tiled splashback, wood worktop, ceramic Butler sink, and brushed brass ironmongery. A kitchen above the sink provides views and ventilation.



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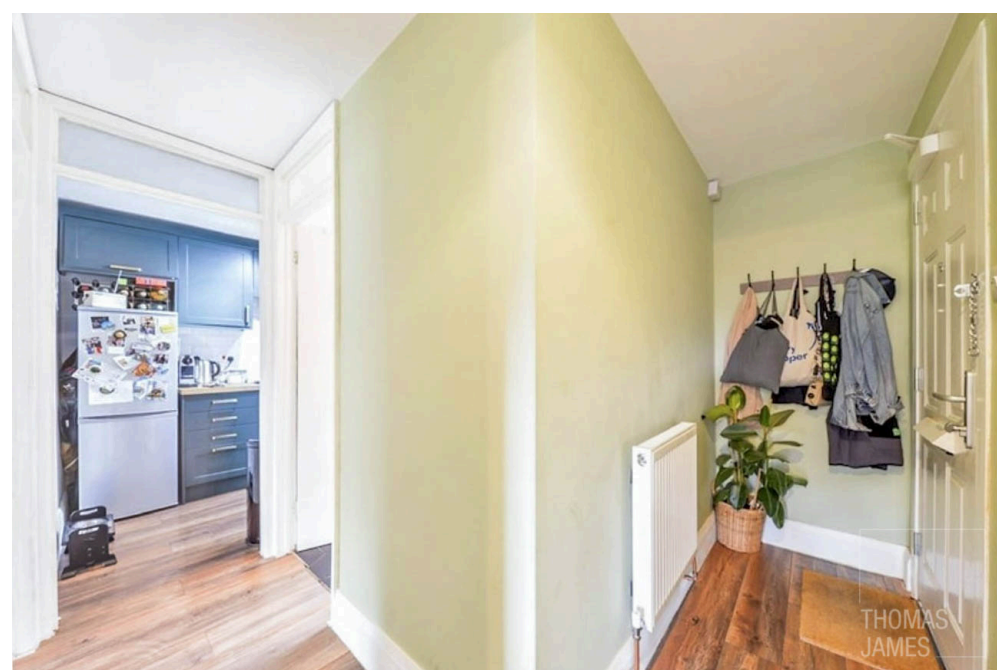


The delightful double bedroom has a large picture window and is carpeted. Measuring 14'6" by 8'4" it easily accommodates a kingsize bed and a double wardrobe.

The bathroom, which has great natural light and ventilation from a large frosted high-level window, has a bath with a shower, glass screen, and totally tiled wall surround. The modern washbasin sits on a fitted cabinet and there's a freestanding WC.

This thoroughly modern apartment forms part of a popular development that's set in attractive landscaped communal gardens and has off-street parking spaces for residents.

Well-maintained by the current owner, a new boiler was installed in 2022 and the glass will be done within the next month.



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LOCAL LIFE

The apartment is a short walk from the city centre, great schools and St Albans train station.

25-acre Clarence Park with its many attractions, including formal gardens and extensive sports grounds and facilities, is a mere three minute walk away.

St Albans station has fast trains to London stations including St Pancras International and London Bridge. It also has direct services to the airports at Luton and Gatwick.

There’s good access to the motorway network, with M1, A1 and M25 a 10-15 minute drive from the property.



LINKS

[Location >](#)

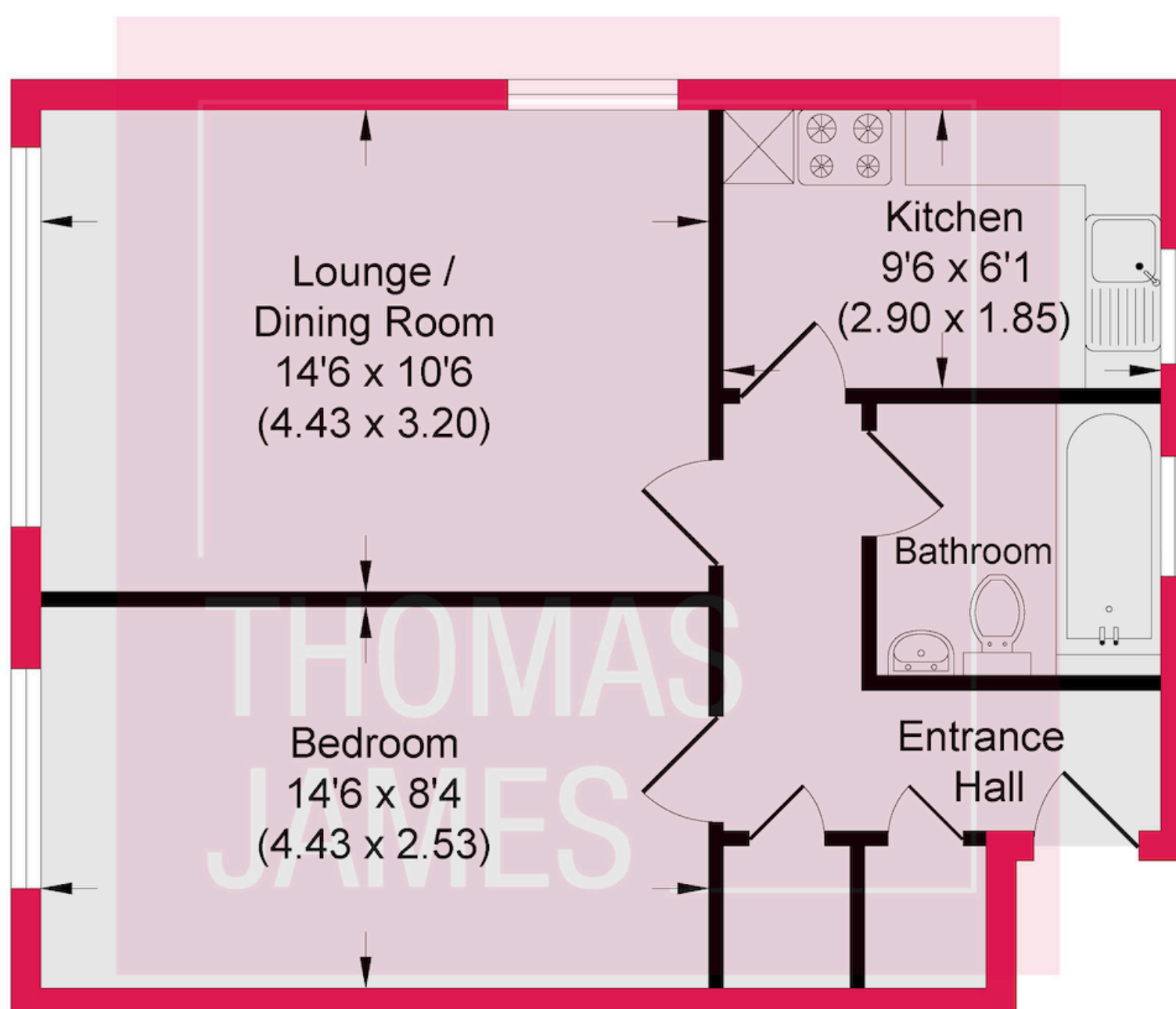
[Transport >](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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First Floor  
42.10 sq.m. (453.16 sq.ft.) approx.



TOTAL FLOOR AREA : 42.10 sq.m. (453.16 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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