



Connells

The Acorns Wynchlands Crescent
Hertfordshire St. Albans

The Acorns Wynchlands Crescent Hertfordshire St. Albans AL4 0XZ

for sale
£205,000



Property Description

Modern One-Bedroom Flat with Parking

Nestled in a sought-after development off Hatfield Road, this spacious ground floor flat presents an enticing opportunity for first-time buyers or investors. Boasting 90 years remaining on the leasehold and offered chain-free, this property is ready to welcome its new owner.

Recently refurbished to an impeccable standard, the accommodation features a secure communal entrance leading to an inviting living space. The modern-fitted kitchen dazzles with high-spec integrated appliances, including a dishwasher and washing machine, complemented by quartz worktops. A generously sized double bedroom provides comfort and relaxation, while the sleek fitted shower room adds a touch of luxury.

Convenience is key, with an allocated parking space ensuring hassle-free parking. Double glazed windows and gas central heating enhance comfort and energy efficiency.

Situated just off Hatfield Road on the east side of St Albans, Wynchlands Crescent offers easy access to St Albans City Centre and its mainline station, providing regular trains to London St Pancras. Enjoy proximity to a variety of shopping options, including the Quadrant and Marks and Spencer food hall, as well as Morrisons supermarket on Hatfield Road. Families will appreciate the proximity to highly regarded schools, making this property an ideal choice for modern living.

Catchment area to popular Beaumont School and ideally situated opposite to Oaklands College.

Living Area / Kitchen

11' 10" x 9' 10" (3.61m x 3.00m)
Open Plan

Dining Room

3' 6" x 3' (1.07m x 0.91m)

Kitchen

9' 8" x 5' 10" (2.95m x 1.78m)

Bedroom One

11' 10" x 7' 10" (3.61m x 2.39m)

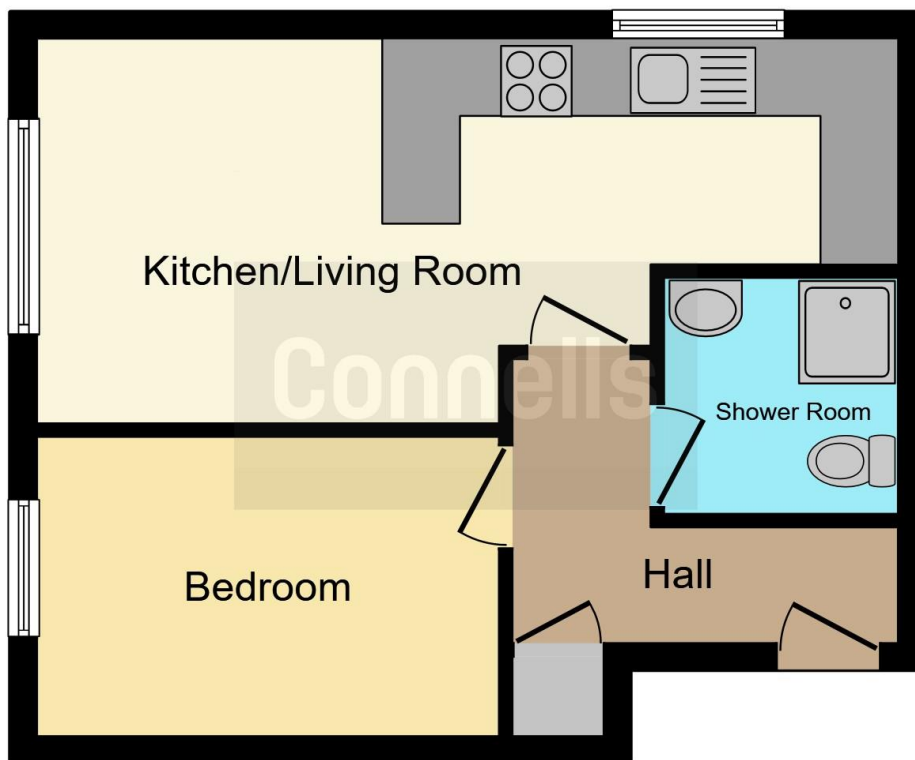
Bathroom

6' 3" x 6' 3" (1.91m x 1.91m)

Allocated Parking

Dropped Kerb





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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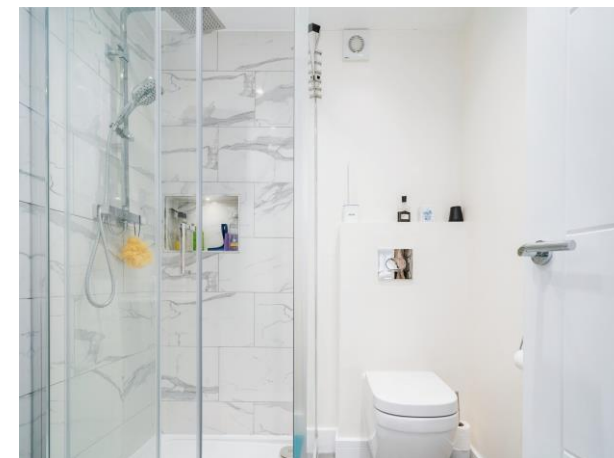
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EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: STA316115 - 0031