



**Connells**

Broadlake Close  
London Colney St. Albans





### Property Description

Connells St Albans are delighted to offer to the market this recently refurbished and spacious two double bedroom apartment that is located in this sought after location, just a short distance from the vibrant village centre.

With its appealing features and convenient location, the property is ideal for first-time buyers and investors alike.

The apartment comprises an inviting entrance hallway, a dual aspect and spacious sitting room, a fully fitted kitchen, two generous sized bedrooms and a main bathroom.

Additional benefits include high-quality uPVC double-glazed windows, ensuring energy efficiency and a peaceful living environment, as well as resident parking, providing added convenience.

This is a fantastic opportunity to secure a well-maintained property in a prime location, perfect for those seeking a comfortable home or a smart investment.

Interest levels are anticipated to be high, so please call Branch to request an early appointment to view.

## Hallway

2' 11" max x 22' 11" max (0.89m max x 6.99m max)

## Sitting Room

18' 4" max x 10' 5" max (5.59m max x 3.17m max)

## Kitchen

8' 2" max x 6' 6" max (2.49m max x 1.98m max)

## Bedroom One

15' 1" max x 10' 5" max (4.60m max x 3.17m max)

## Bedroom Two

15' 1" max x 7' 2" max (4.60m max x 2.18m max)

## Bathroom

6' 6" max x 6' 6" max (1.98m max x 1.98m max)



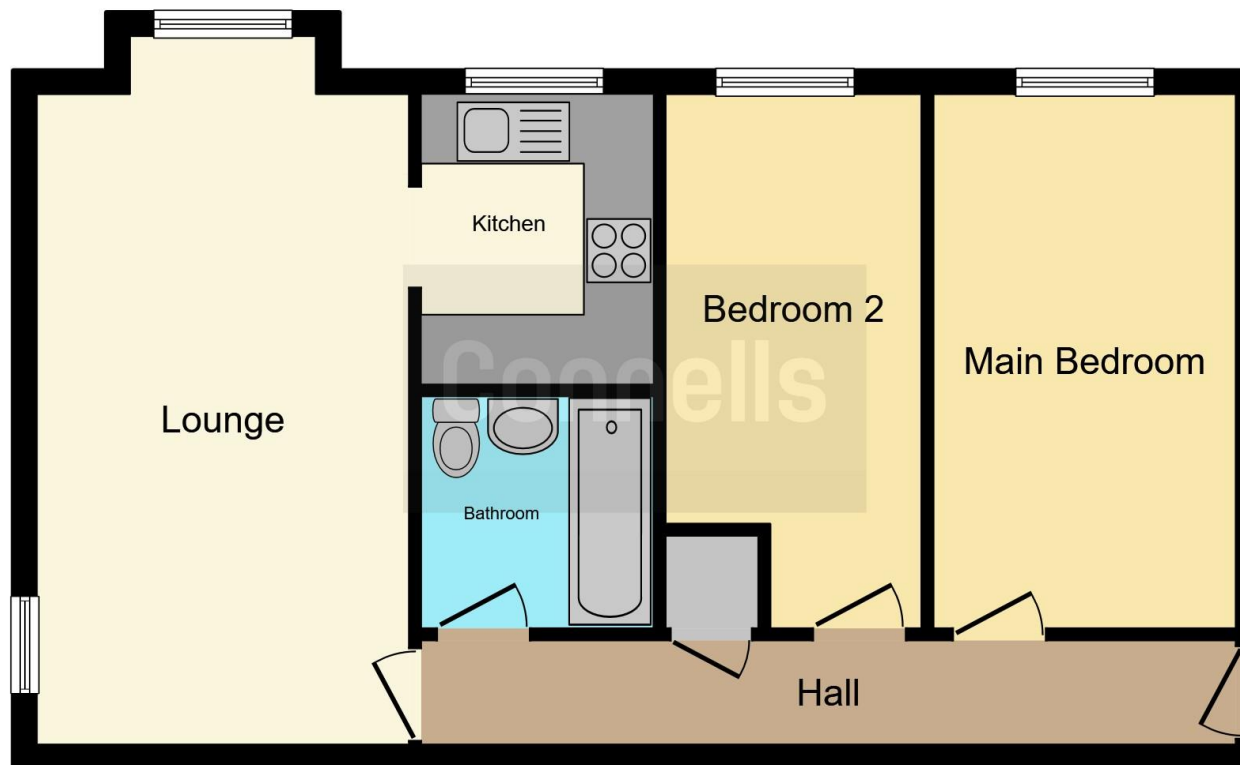












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01727 856 781**  
**E [stalbans@connells.co.uk](mailto:stalbans@connells.co.uk)**

38 Chequer Street  
 ST. ALBANS AL1 3YH

EPC Rating: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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