



Connells

Brooklands Court Hatfield Road
St. Albans

Brooklands Court Hatfield Road St. Albans AL1 3NS

for sale
£360,000



Property Description

Nestled in the sought-after Brooklands Court development, this beautiful one-bedroom ground apartment offers a unique opportunity to enjoy modern living in a prime central location in St Albans. Perfectly positioned within walking distance of St Albans' vibrant city centre, this apartment provides easy access to local shops, restaurants, and cafes, as well as excellent transport links, including Albans City Station for fast trains to London.

The apartment boasts a spacious and bright open-plan living area that seamlessly connects to a fully equipped modern kitchen, making it an ideal space for both relaxing and entertaining. The generously sized bedroom offers a peaceful retreat, with ample storage space and plenty of natural light.

Additionally, the property benefits from a contemporary bathroom as well as excellent storage including two cupboards.

Externally, there are well kept communal grounds and an allocated parking space, offering convenience and security.

Brooklands Court offers the perfect balance of tranquil residential living with the excitement and convenience of city life. St Albans' renowned schools, the wonderful Clarence Park, and cultural attractions are just a stone's throw away, while major road links and the train station offer seamless access to the capital and beyond.

Entrance Hallway

Sitting/Dining Room

16' Max x 13' 1" Max (4.88m Max x 3.99m Max)

Kitchen

2' 8" Max x 2' 1" Max (0.81m Max x 0.64m Max)

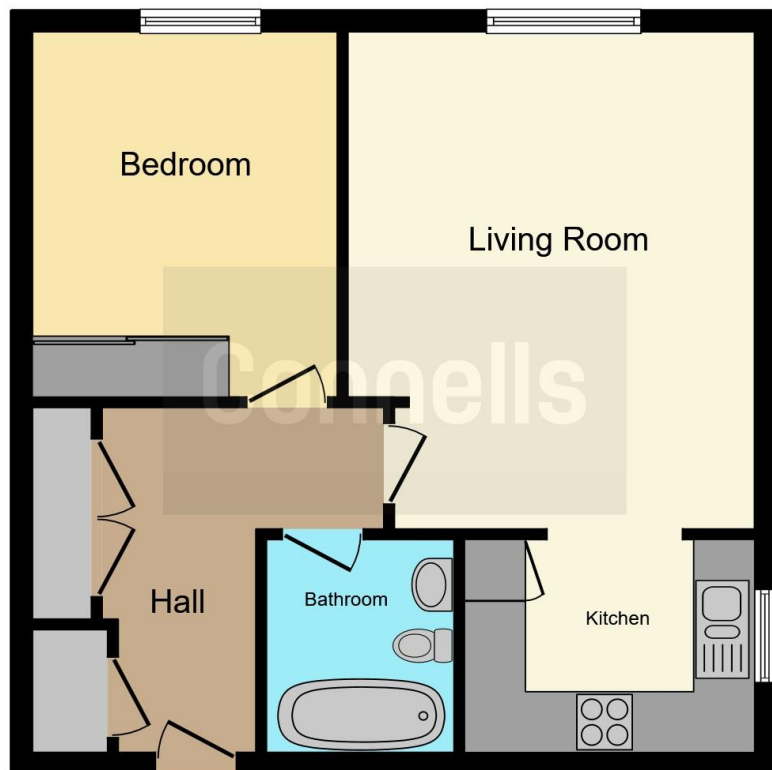
Bedroom One

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

Bathroom

2' 1" x 1' 9" (0.64m x 0.53m)





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

To view this property please contact Connells on

T 01727 856 781
E stalbins@connells.co.uk

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STA317168

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA317168 - 0003

