



Connells

Hatfield Road  
St. Albans



### Property Description

Whether you're a first-time buyer, commuter or investor, this property delivers an exciting opportunity in one of St Albans' most in-demand locations.

Inside, the apartment features a welcoming entrance hallway leading to a spacious lounge/diner, enhanced by a large built-in storage cupboard - ideal for keeping the space clutter-free. The separate kitchen provides good preparation space and natural light, while the double bedroom benefits from its own en-suite bathroom, creating a private and practical layout.

Positioned on bustling Hatfield Road, you'll have everything you need at your fingertips: independent cafés and bakeries, popular eateries, everyday shops, and the lively community atmosphere Fleetville is known for. St Albans City Centre is within easy reach, offering boutique shopping, bars, parks, and cultural hotspots, while the mainline station provides a quick and direct service into London St Pancras - perfect for commuters.

A fantastic opportunity to secure a well-located home in a thriving and vibrant part of St Albans. Perfect to move straight into, or to let out with strong rental demand.



## Entrance Hallway

## Sitting/Dining Room

14' 5" x 11' 10" ( 4.39m x 3.61m )

## Kitchen

14' 1" x 8' 10" ( 4.29m x 2.69m )

## Bedroom

10' 6" x 8' 2" ( 3.20m x 2.49m )





To view this property please contact Connells on

**T 01727 856 781**  
**E stalbans@connells.co.uk**

38 Chequer Street  
ST. ALBANS AL1 3YH

EPC Rating: D  
Council Tax  
Band: B

Service Charge: Ask  
Agent  
Ground Rent:  
50.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA317300](http://connells.co.uk/Property/STA317300)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2025. Should you require 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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Property Ref: STA317300 - 0006