



**Connells**

Queens Court Hatfield Road  
St. Albans



### Property Description

This good sized three bedroom ground floor flat comprises of an entrance hall, kitchen/breakfast room, living room, three bedrooms, bathroom and separate cloakroom. The property also benefits from having plenty of storage cupboards. Externally there is a covered terraced area off of the living room, ample residents parking and communal grounds.

Queens Court is an attractive purpose built block located in a popular area on the east side of St Albans close by to local amenities and well-regarded schools and provides excellent access to the town centre and the mainline railway station into London St Pancras. The Alban Way which is great for cycling, running, dog walking and family walks etc can be accessed close by to the property and also Longacre's and Fleetville parks are nearby.

IDEAL FOR INVESTORS OR FIRST TIME BUYERS

### Entrance Hall

Entry phone, storage cupboards, radiator and carpet.

### Cloakroom

Window to the rear, wc, radiator and laminate flooring.

### Lounge

14' 9" x 11' 4" ( 4.50m x 3.45m )  
Window to the front and single door to the side leading to the covered terraced area, radiator and carpet.

### Kitchen / Breakfast Room

10' 1" x 11' 6" max ( 3.07m x 3.51m max )  
Window to the rear, fitted kitchen with an array

of wall and base units, work surface, sink and drainer, tiled splash back, space for cooker, washing machine and fridge freezer, radiator and laminate flooring.

### Bedroom One

13' 6" max x 10' 9" max ( 4.11m max x 3.28m max )  
Window to the side, radiator and carpet.

### Bedroom Two

9' 9" x 7' 1" ( 2.97m x 2.16m )  
Window to the front, cupboard, radiator and carpet.

### Bedroom Three

10' 4" max x 10' 8" max ( 3.15m max x 3.25m max )  
Window to the rear, cupboard, radiator and carpet.

### Bathroom

Window to the rear, wash hand basin and bath, radiator and laminate flooring.

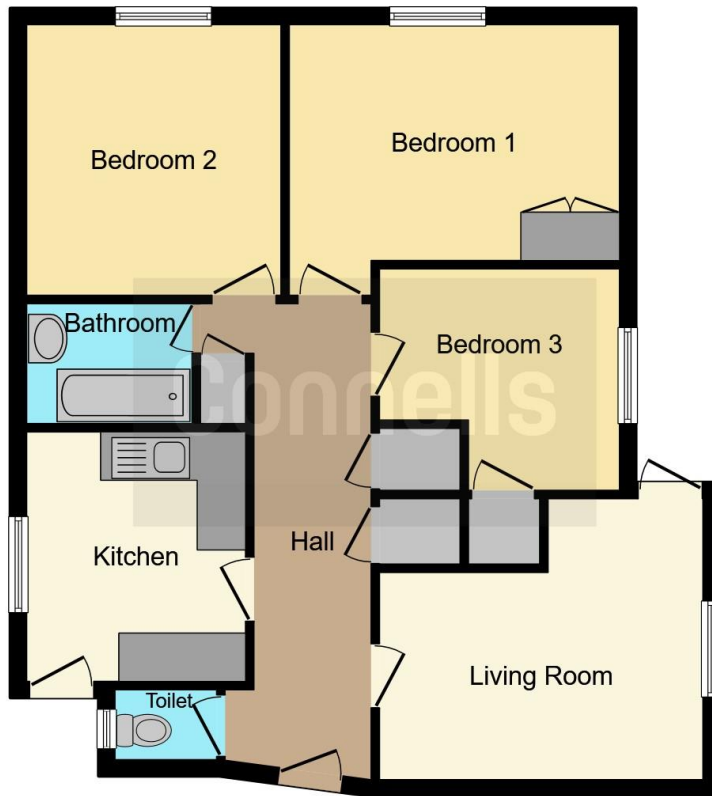
### Outside

Private covered terrace area off of the living room and communal grounds.

### Parking

Residents parking.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/MWK305117](http://connells.co.uk/Property/MWK305117)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Apr 1981. 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.

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