



Connells

1 Alban Court Burleigh Road
St. Albans

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St. Albans AL1 5DN

for sale guide price
£300,000



Property Description

Offered chain free, this beautifully presented modern one bedroom ground floor apartment is situated in a sought-after development just 1 mile from St Albans City Station, making it an excellent location for commuters and first-time buyers alike.

The property features a spacious double bedroom complete with built-in wardrobes, a generously sized living/dining area, and a stylish kitchen fitted with fully integrated appliances. A contemporary bathroom and excellent storage options add to the practical appeal.

Outside, the apartment benefits from allocated parking along with additional visitor parking, all set within well-maintained communal grounds.

This well-located and low-maintenance home offers the perfect blend of comfort, convenience, and modern living.

The property is located in a popular area on the east side of St Albans close by to local amenities and just one mile to St Albans town centre and the mainline railway station into London St Pancras. The Alban Way which is great for cycling, running and dog walking can be accessed close by to the property and also Longacre's and Fleetville parks are nearby.

Bathroom

Entrance Hall

Cloakroom

Lounge

16' 9" max x 10' 10" max (5.11m max x 3.30m max)

Kitchen

9' 7" max x 7' 2" max (2.92m max x 2.18m max)

Bedroom

16' 7" max x 9' 7" max (5.05m max x 2.92m 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

To view this property please contact Connells on

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5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 1468.78

Ground Rent:
 75.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK305978

This is a Leasehold property with details as follows; Term of Lease 124 years from 25 Mar 1984. 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.

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