



Connells

Hansell Gardens
St. Albans



Property Description

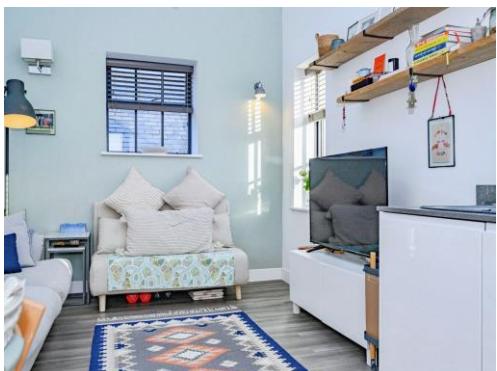
A beautifully presented chain-free two bedroom first-floor apartment, forming part of an elegant conversion rich in character and charm with a grade II listed facade which was originally a well-known garment factory.

This unique home boasts impressive vaulted ceilings and large feature windows, flooding the apartment with natural light and enhancing the sense of space throughout. The heart of the property is the expansive open-plan living, kitchen and dining area, ideal for both everyday living and entertaining.

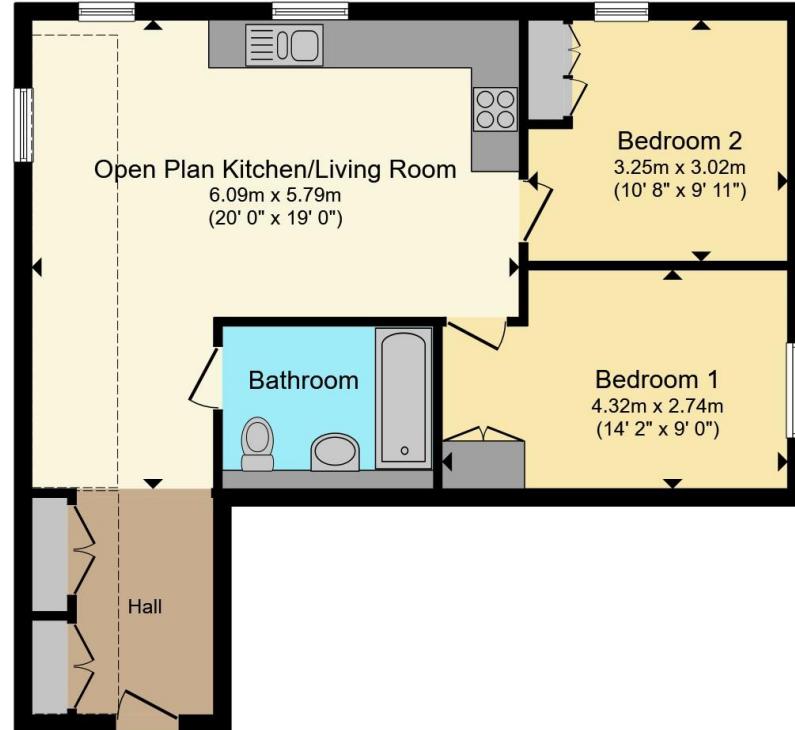
There are two generous double bedrooms, both benefiting from built-in wardrobes, along with a large, well-appointed bathroom. The property further benefits from a long lease, allocated gated parking, additional visitor parking, and a secure bike storage area.

The property is set within the desirable Hansell Gardens development off Sutton Road, ideally positioned on the east side of St Albans. The apartment enjoys local shops in Fleetville right on the doorstep and is less than a 15-minute walk from St Albans City train station, with the city centre within a 10-minute drive, making it perfect for commuters and those seeking convenient city living.

A superb opportunity to acquire a characterful home in a highly desirable location. Early viewing is strongly recommended.







Total floor area 61.8 m² (665 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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EPC Rating: E Council Tax
 Band: E

Service Charge:
 1500.00

Ground Rent:
 400.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK306166

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. 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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