



13 WADDINGTON HOUSE BARNES WALLIS WAY, BRICKET WOOD, ST. ALBANS, AL2 3FL
ASKING PRICE £350,000

LEASEHOLD



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

13 Waddington House Barnes Wallis Way, Bricket Wood, St. Albans, AL2 3FL

Nestled in the charming Barnes Wallis Way development in Bricket Wood, St. Albans, this delightful flat offers a modern and stylish living experience. Built in 2019 by the renowned Crest Nicholson, this second-floor apartment boasts a contemporary design with two bedrooms, ideal for a small family or professionals seeking a comfortable space.

As you step inside, you are greeted by a generous kitchen/reception room, perfect for entertaining guests or simply relaxing after a long day. The three-piece bathroom adds a touch of luxury to this lovely abode, providing a tranquil space to unwind.

With two allocated parking spaces, parking will never be an issue, and the utility cupboard adds convenience to your daily routine. The access to communal gardens offers a serene escape from the hustle and bustle of everyday life, allowing you to enjoy the outdoors without leaving home.

Located close to well-regarded schools, this property is perfect for families looking to provide their children with quality education. The good road links make commuting a breeze, ensuring you can easily reach your destination without any hassle.

With 65% shared ownership and 119 years remaining on the lease, this flat presents a fantastic opportunity to own a piece of this sought-after development. Don't miss out on the chance to make this wonderful property your new home.

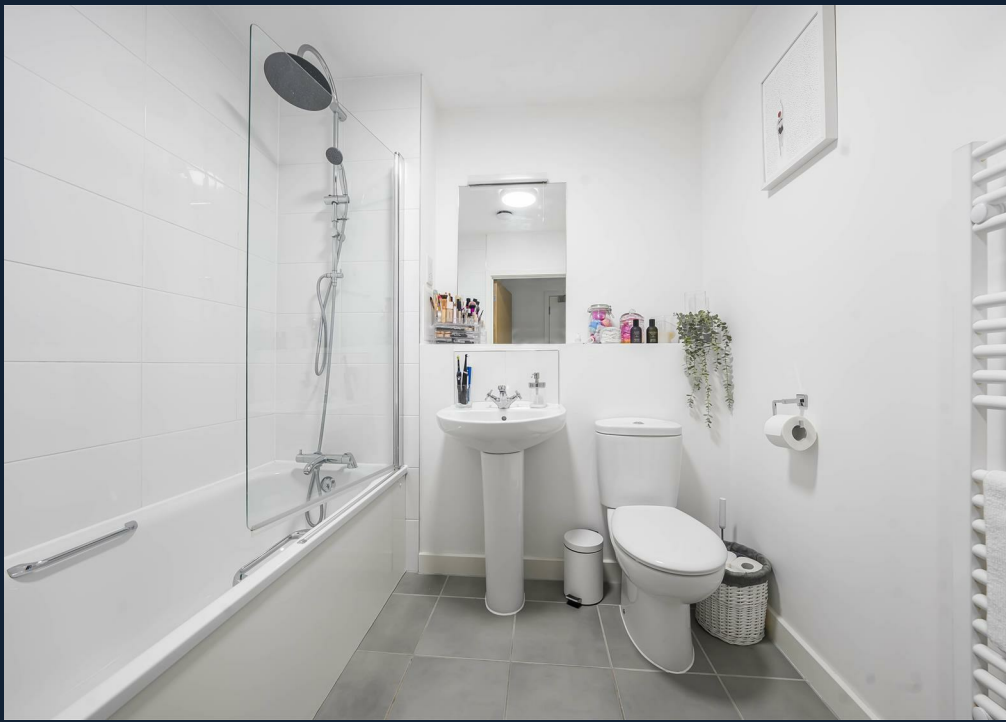
PLEASE NOTE - The option to purchase 65% share of the property is available at £227,500, all applicants will be obligated to satisfy the housing associations criteria. Please ask your agent for further details.





- Perfect For First Time Buyers
 - Modern Style Living
 - Second Floor Apartment
 - Two Bedrooms
- 119 Years Remaining On Lease
 - Three Piece Bathroom
- Two Allocated Parking Spaces
 - Communal Gardens
 - Council Tax Band B
 - Good Road Links





Waddington House AL2

Approximate Gross Internal Floor Area = 65.9 sq m / 710 sq ft

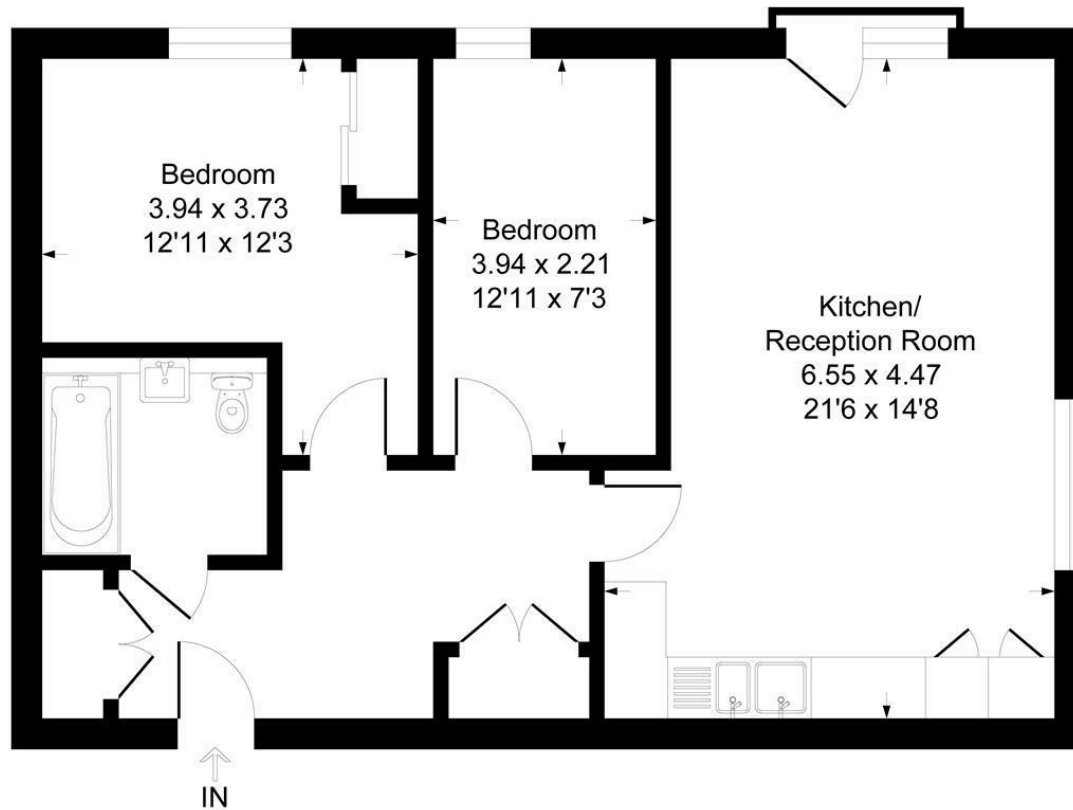



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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