



16 Gateway Court The Uplands, Bricket Wood, St. Albans, AL2 3UW

Guide Price £286,500



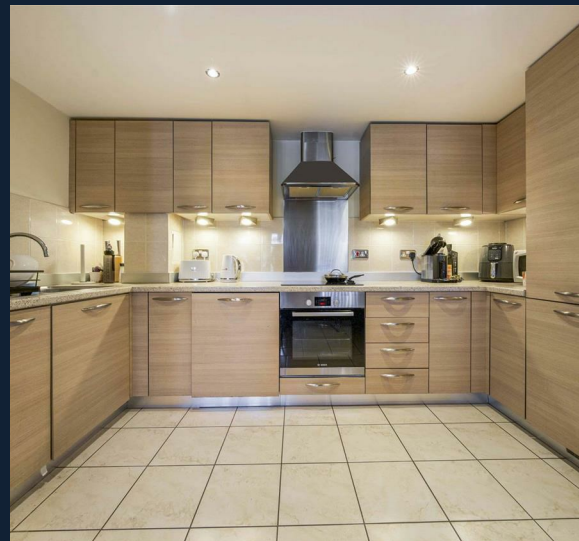
- No Upper Chain
- Popular & Convenient Location
 - Ground Floor Flat
 - Two Bedroom
- Ideal For First Time Buyers
- En Suite To Master Bedroom
 - Good Road Links
- Secure Underground Parking
 - Council Tax Band D
 - Long Lease

Situated in Gateway Court, Bricket Wood, St. Albans, this delightful flat is a perfect opportunity for first-time buyers or savvy investors. At 756 sq ft, this property features a cosy reception room, ideal for relaxing or entertaining guests. With two inviting bedrooms and two modern bathrooms, one being an en suite in the master bedroom, comfort and convenience are at the forefront of this property.

Situated on the ground floor, accessibility is key, making everyday living a breeze. The property's secure underground parking offers peace of mind and added convenience for residents. Additionally, the absence of an upper chain streamlines the buying process, ensuring a smooth transition for those eager to make this flat their own.

Conveniently located near Watford Town centre, residents can enjoy easy access to a plethora of amenities, including shops, restaurants, and entertainment options. The great road links further enhance the appeal of this property, making commuting a stress-free experience.

Don't miss out on the opportunity to own this charming flat in a sought-after location. Book a viewing today and envision the possibilities that await in this lovely Bricket Wood abode.





Gateway Court AL2

Approximate Gross Internal Floor Area = 70.2 sq m / 756 sq ft

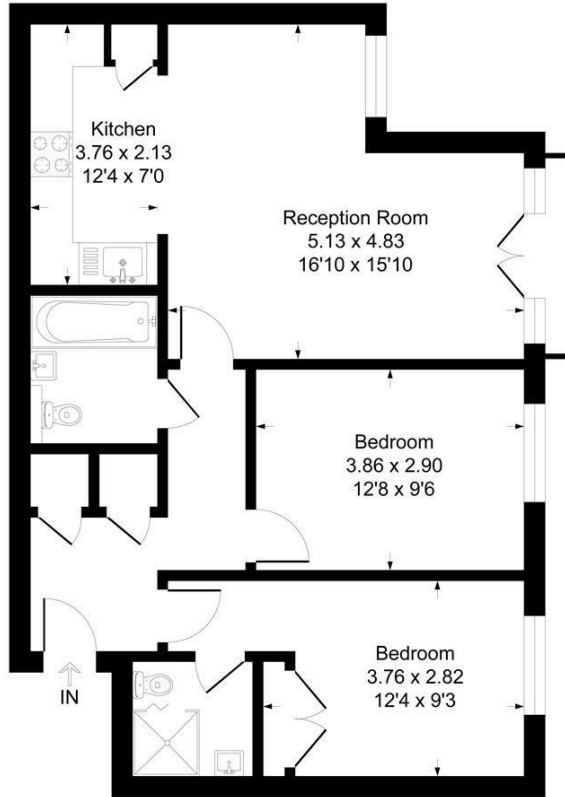


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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