



10 Gateway Court, Bricket Wood, St. Albans, AL2 3UW

Guide Price £289,000





- Popular & Convenient Location
  - No Chain
- Ideal For First Time Buyers
  - Two Bedroom Flat
  - Modern Style Living
  - Three Piece Bathroom
  - Excellent Road Links
- Secure Underground Parking
- Annual Ground Rent £250.00
  - Council Tax Band D

Welcome to Gateway Court, Bricket Wood, St. Albans - perfectly located for those seeking a modern style of living. This two-bedroom flat with no upper chain offers a convenient and comfortable lifestyle.

With 667 sq ft of space, this property boasts open plan living with the reception room, kitchen and dining rolled into one, ideal for relaxing or entertaining guests. A well presented three piece bathroom completes the internals of the property.

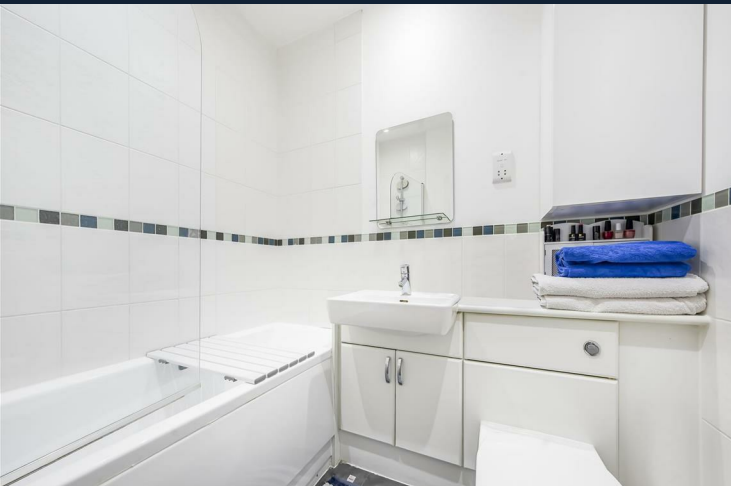
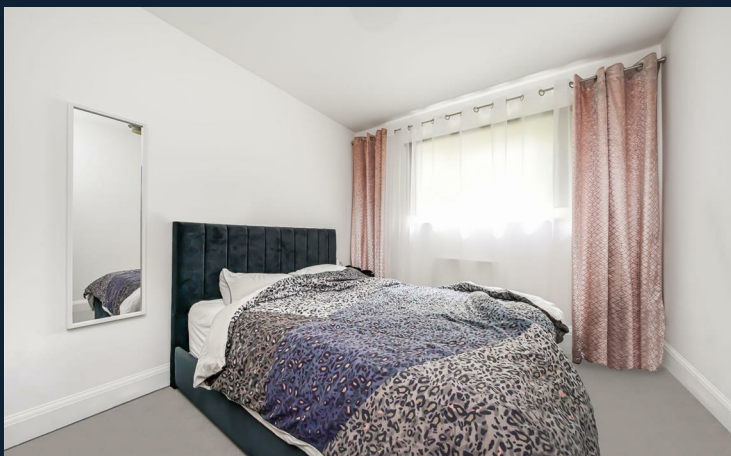
One of the highlights of this property is the underground parking, providing an allocated space for a vehicle - a rare find in such a convenient location. The balcony offers a peaceful retreat, perfect for enjoying a morning coffee.

Situated close to Watford and St Albans Town Centre, this flat offers amazing road links, making commuting a breeze. Whether you're a first-time buyer looking for a cozy home or a downsizer seeking a low-maintenance lifestyle, this property caters to all.

Don't miss out on this fantastic opportunity to own a piece of this vibrant community. Contact us today to arrange a viewing and make Gateway Court your new home!



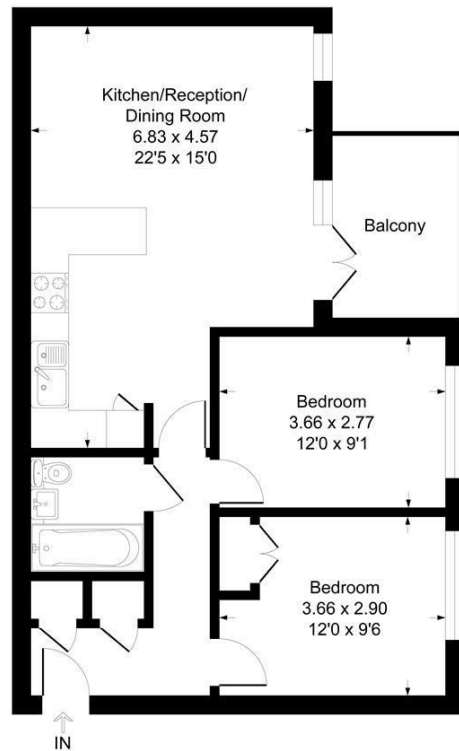






## Gateway Court

Approximate Gross Internal Floor Area = 61.9 sq m / 667 sq ft



Second Floor

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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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