



Hansell Gardens

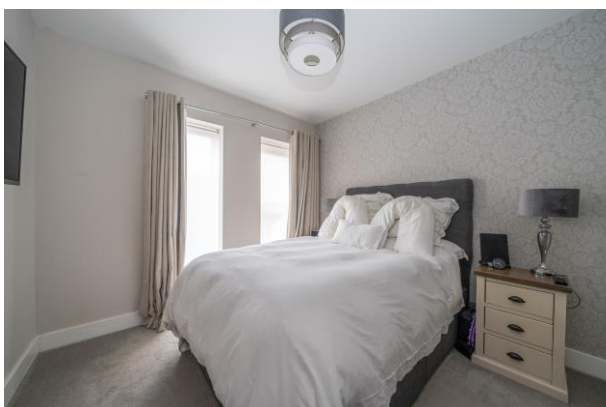
A Two Bedroom Apartment in St Albans

Two Bedroom, Two Bathroom Upper Floor Flat in Stylish Development

£450,000

- Two Bedrooms • Two Bathrooms • Open Plan Kitchen, Living, Dining Room • Entrance Hall • Private Gated Parking • Upper Floor Flat • Walking Distance of Mainline Station •

Hansell Gardens is an attractive residential development to the east side of St Albans, within easy access of local shops, schools, the train station and transport links. This two bedroom, top floor flat within Hansell Gardens is a stylish example of the flats within the recently developed property. This home is very well presented with contemporary interiors and comprising an open plan kitchen, living, dining room, two bedrooms and two bathrooms as well as parking. St Albans city centre and mainline railway station are within walking distance and the location is also very convenient for access to the surrounding motorway network.





Walking Distance of St Albans Mainline Station and City Centre

Accommodation

The front door of the flat opens into an entrance hallway. To the end of the hallway is the spacious open plan living/dining room and kitchen. Windows including large full height windows either side of the room allow the room to be filled with natural light. The modern kitchen is fitted with a range of wall mounted and base units with complementary work surface. There is an integrated washing machine, electric oven and hob, dishwasher and fridge/freezer. Bedroom One is a good sized double and features an en-suite with walk in shower, wc and hand basin. Bedroom Two is another double. The stylish bathroom hosts a stylish white suite comprising bath, WC, wash basin and a chrome ladder-style heated radiator.

Exterior

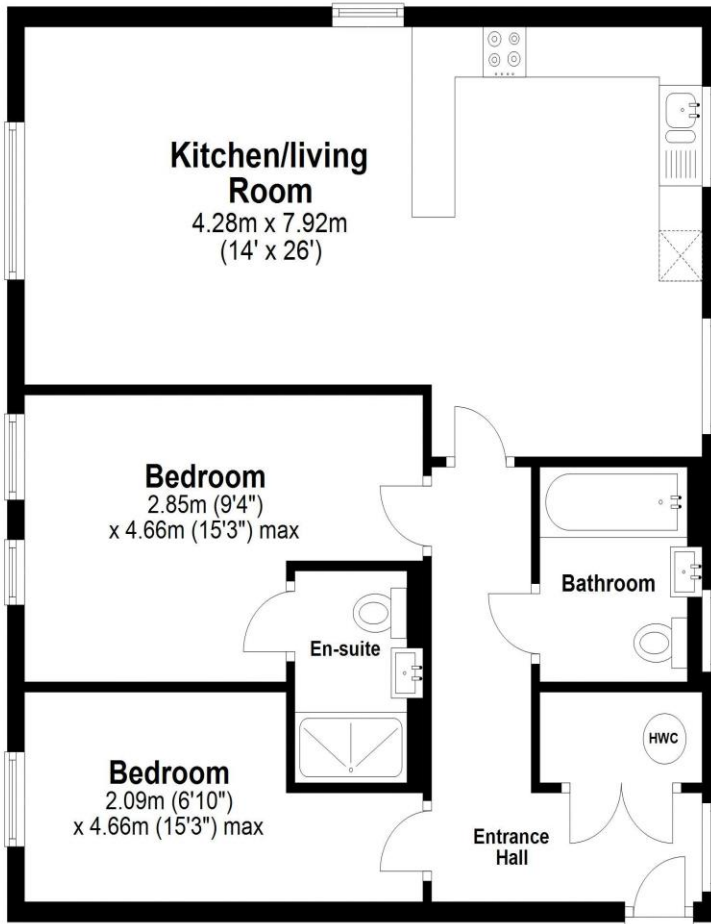
There is allocated secure parking with the property, accessed via an electric gate from Hedley Road.

Additional Information

Leasehold -125 years from 1 Jan 2018. Council Tax Band D

Floor Plan

Approx. 69.0 sq. metres (743.0 sq. feet)



Total area: approx. 69.0 sq. metres (743.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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