



## 26 Woodland Court, Soothouse Spring , St. Albans, AL3 6NR

Jake Charles Property are proud to offer this beautifully presented second floor apartment. The property includes a superb open plan, fully fitted kitchen and lounge area which boasts a panoramic glass Juliette balcony offering plenty of natural light. There is also a spacious double bedroom and modern tiled bathroom.

Further benefits include entry telephone system, entrance hall, double glazing, gas central heating and communal parking. Woodland Court is conveniently located for easy access to the city centre, with its extensive shopping and leisure activities, plus cosmopolitan bars and eateries with cuisines from all over the world. There are good local amenities nearby including a pharmacy, a 'Tesco' express, a laundrette to name a few. The mainline railway station linking St. Albans to London St Pancras remains only a short distance away.

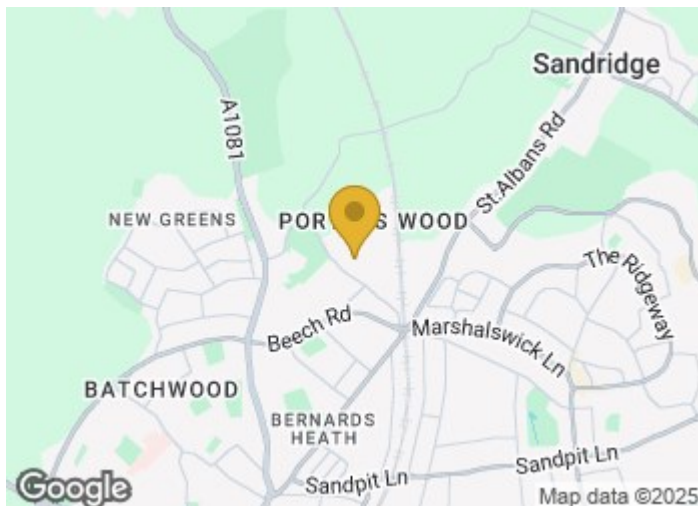
Council Tax Band - C  
EPC Rating - B

**£1,400 Per month**

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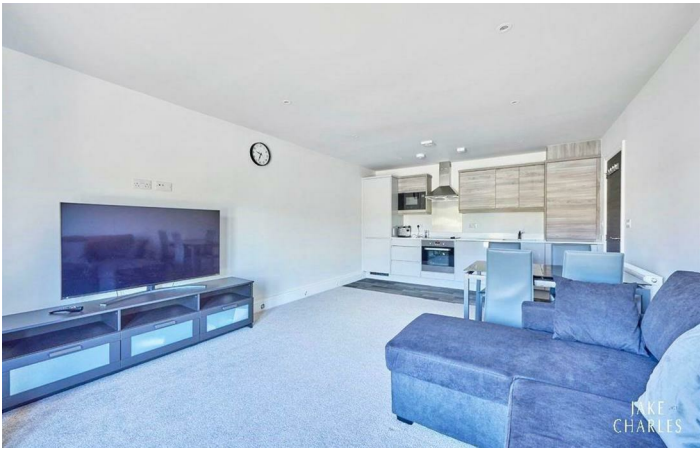
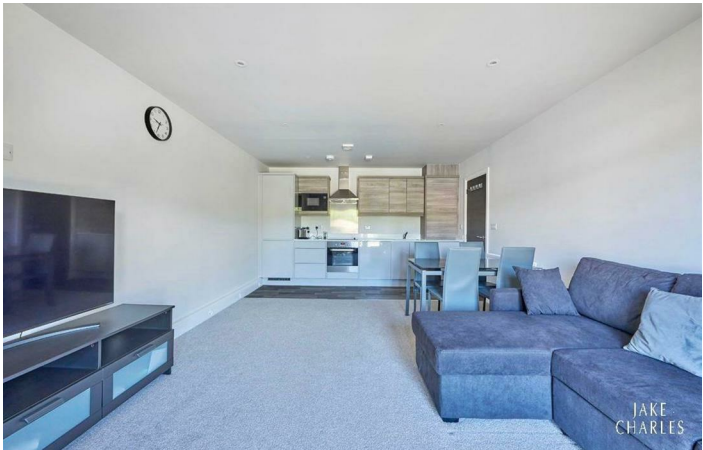


- Second Floor Apartment
- Spacious Open Plan Living Space
- Large Double Bedroom
- Panoramic Glass Juliette Balcony
- Modern Tiled Bathroom
- Fully Fitted Kitchen
- Large Residents Car Park
- Good Location



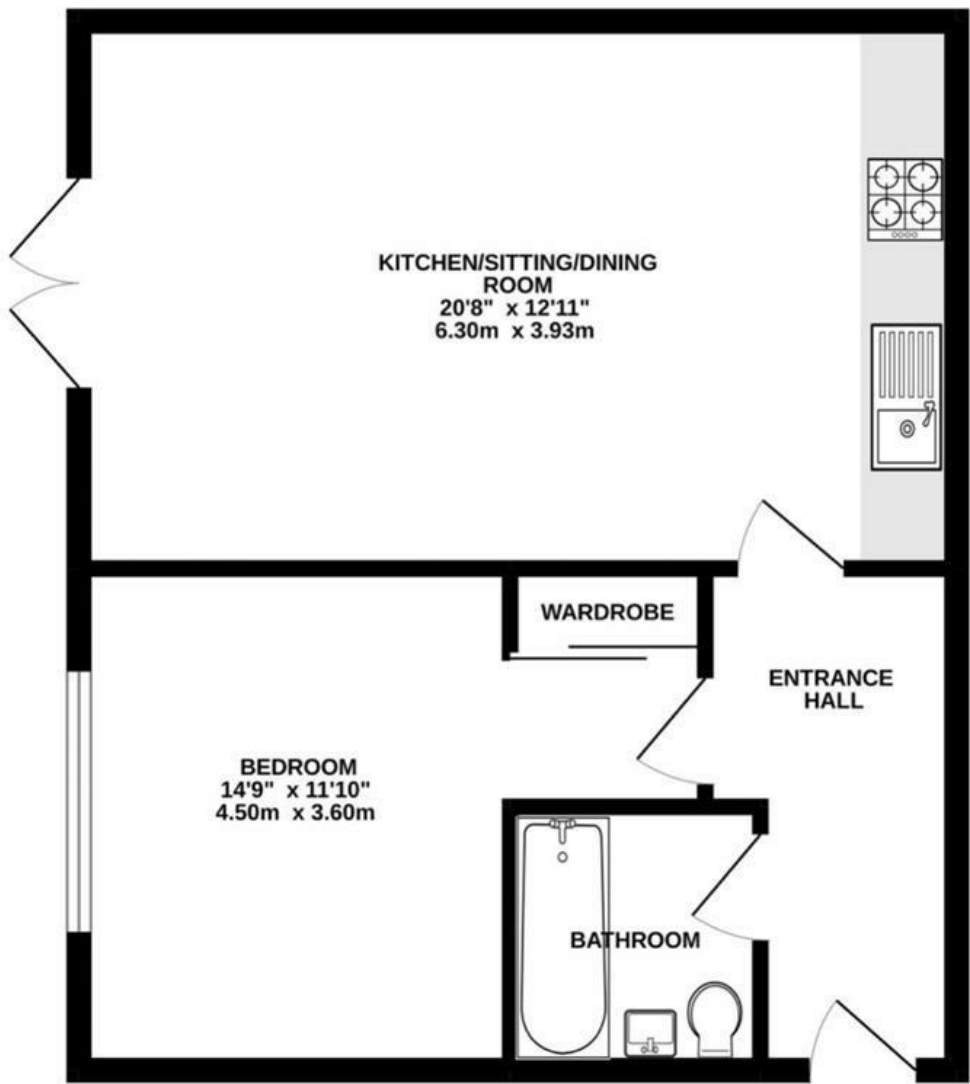
[Directions](#)





Floor Plan

SECOND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	