

SUSMANS
ESTATES

Hanstead House, Percy Drive, St. Albans, AL2 3FZ

Asking Price £1,350,000 Leasehold

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Located in Hanstead House, a tastefully converted Georgian style building dating back to 1925, is this stunning first floor, two double bedroom, two bathroom, (both en suite) apartment. Set within beautifully landscaped mature parklands, with 5.8 acres of grounds and gardens for the private and exclusive use of the Hanstead House residents.

This large luxury apartment of 1746 sq ft/ 162 sq m comprises a large entrance hall, fabulous sized formal reception room and a bespoke fitted kitchen with Silestone Quartz worktops together with integrated appliances including Miele hob, Siemens fridge/freezer and Quooker Fusion tap.

The lounge/dining room features French doors providing access to the private 55ft terrace with stunning views over open countryside.

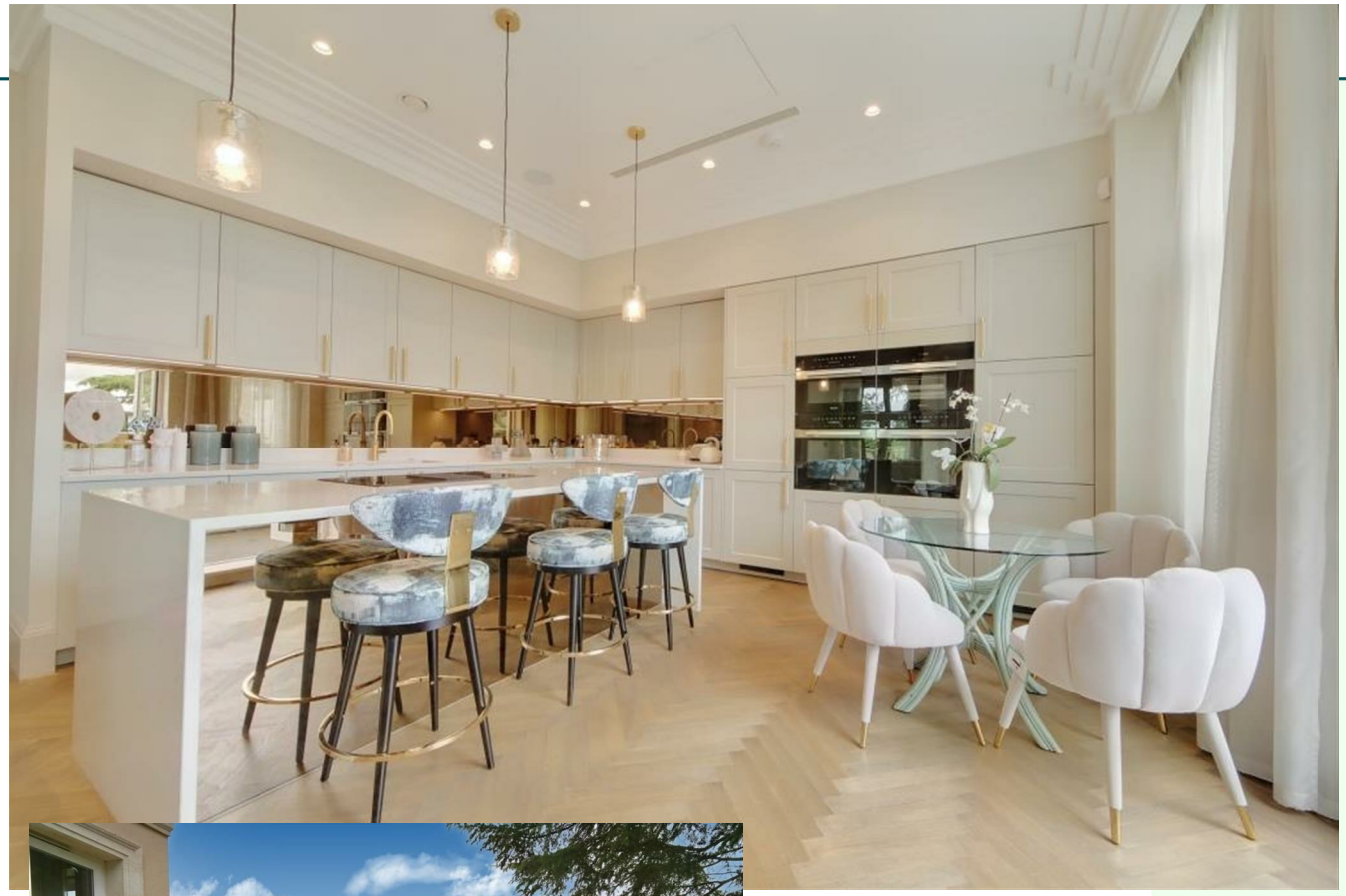
Hanstead House is situated close to Radlett and St. Albans and affords easy access onto the motorway network with the M1 & M25 a short drive away. Radlett itself being a 5 minute drive away with Transport links, which include Radlett's Mainline Station offering direct access into London (under 26 minutes) via West Hampstead (Jubilee Line) or into St.Pancras in under 30 minutes.

Radlett's high street has numerous places of worship, restaurants, coffee shops, and a library within the Radlett centre which hosts numerous shows, and concerts throughout the year.

Lease 124 years remaining/ Ground Rent £806 pa / Service charge approx £7614 pa
(All tenure figures to be confirmed, we have not seen sight of the original lease)

Gas central Heating/ mains drainage and sewage/ EPC B / Council tax band G / Two allocated parking spaces and an electric charger

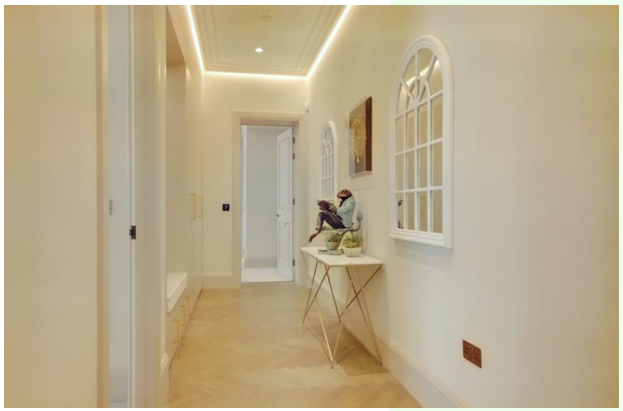
▪ Two Bed Luxury Apartment ▪ Fully Furnished to Show Home Standard ▪ Extensive Private Gardens ▪ Huge SW & S Facing Balconies ▪ Secured Gated Development ▪ Stunning Countryside Views ▪ Allocated Car Parking ▪ Chain free











PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



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First Floor
Area: 1746 ft² ... 162.2 m²

Total Area: 1746 ft² ... 162.2 m²

All measurements are approximate and for display purposes only

VIEWING

Strictly by appointment with Susmans Estates

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Ref:

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Any point or particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any other intending purchaser.

EPC Rating B