



**Connells**

St Augusta Court Batchwood View  
St. Albans



### Property Description

Set within a warm and well-established community, residents benefit from a reassuring Careline alarm service, beautifully kept surroundings, and inviting communal lounge areas that create an easy, sociable atmosphere.

Quietly positioned just off Batchwood View-around a mile from the vibrant St Albans city centre-the location strikes the ideal balance between peaceful living and convenient access to shops, cafés, parks, and transport links.

Inside, a generous entrance hallway leads into a bright and airy living/dining room, with large patio doors that open directly onto your own private patio-a perfect spot to enjoy morning sunshine, a cup of tea, or a moment of calm. A fitted kitchen, a well-sized double bedroom, and a modern bathroom complete the thoughtfully arranged layout.

The development boasts beautifully landscaped communal gardens, creating a serene backdrop, while the apartment also comes with the huge advantage of its own allocated carport space.

With its welcoming community feel, tranquil setting, and no-upper-chain availability, this is an excellent opportunity to secure a low-maintenance home that offers both comfort and lifestyle-right here in St Albans.



**Sitting/Dining Room**

22' 5" x 12' 10" ( 6.83m x 3.91m )

**Kitchen**

10' 1" x 6' 1" ( 3.07m x 1.85m )

**Bedroom**

12' 6" x 9' 5" ( 3.81m x 2.87m )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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38 Chequer Street  
 ST. ALBANS AL1 3YH

EPC Rating: C Council Tax Band: C

Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA317615](http://connells.co.uk/Property/STA317615)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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