



HEARTWOOD
HOMES

Cotsmoor, Granville Road, St. Albans, AL1 5BW

Guide Price £150,000

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Cotsmoor is a purpose-built retirement development located within the historic city of St Albans, designed specifically to provide comfortable, secure, and community-focused living for residents aged 55 and over. Set within a well-established residential area, the development offers a peaceful yet highly convenient lifestyle, combining independent living with additional support and shared amenities.

The property itself forms part of a warden-assisted complex, managed to ensure both safety and ease of maintenance for residents. Accommodation comprises a well-proportioned one bedroom apartment, including a bright and spacious living room, a fitted kitchen, and a modern shower room. Thoughtful design features such as ample storage, accessible fittings, and emergency pull-cord systems contribute to a practical and reassuring living environment.

A key feature of Cotsmoor is its strong sense of community. Residents benefit from shared facilities including a communal lounge, where social events and informal gatherings take place, encouraging interaction and a supportive atmosphere. The development also offers landscaped communal gardens and residents' parking, enhancing both the aesthetic appeal and everyday convenience.

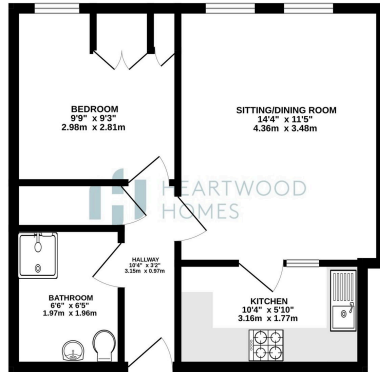
The location is particularly desirable, positioned close to the city centre and within easy reach of local shops, cafés, and transport links. It sits opposite Clarence Park, a popular green space known for its café, leisure facilities, and walking areas, providing an attractive setting for relaxation and outdoor activity.

The surrounding area is characterised by a predominantly residential environment, with a high proportion of flats and a strong sense of stability and affluence. Residents benefit from good access to healthcare, public transport, and local amenities, making it a practical choice for later-life living.

Overall, Cotsmoor represents a well-maintained and thoughtfully designed retirement development, offering a balance of



SECOND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 409 sq.ft. (38.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures, Heartwood Homes, its agents and its representatives accept no liability for any errors or omissions. The area, volume and appearance shown here are not intended to be a guarantee of any kind and are subject to change without notice.



- Purpose-built retirement development designed for residents aged 55 and over
- Well-proportioned accommodation
- Fitted kitchen and modern shower room with practical, accessible features
- Communal lounge encouraging social interaction and community
- Conveniently located close to local amenities, transport links, and green open spaces
- Warden-assisted complex providing added security and peace of mind
- Bright and spacious living area suitable for both relaxing and entertaining
- Emergency pull-cord system for added safety and reassurance
- Attractive shared gardens and residents' parking facilities
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