



Connells

Gateway Court The Uplands
Bricket Wood St. Albans



Property Description

The apartment immediately feels bright and inviting, with a superb open-plan layout designed for modern day living. The spacious lounge, dining area and contemporary kitchen come together effortlessly to create a fantastic social space, ideal for hosting friends or simply relaxing at home. Doors lead directly onto a private balcony, providing a lovely outdoor escape for morning coffee or summer evenings.

Both bedrooms are generously sized and beautifully presented, while the sleek modern bathroom adds to the property's fresh and contemporary feel throughout.

Residents also benefit from secure underground allocated parking, lift access and a well-maintained development, making this an ideal purchase for professionals, commuters, first-time buyers or those looking to downsize without compromising on style or convenience.

Gateway Court enjoys a fantastic location with excellent access to surrounding motorway links including the M1, M25 and A405, whilst nearby St Albans and Watford offer a vibrant mix of shopping, restaurants, bars and mainline rail connections into London, making this a home perfectly suited to modern lifestyles.



Lounge

15' x 15' (4.57m x 4.57m)

Kitchen

10' 2" x 9' 6" (3.10m x 2.90m)

Bedroom One

11' 6" x 9' 10" (3.51m x 3.00m)

Bedroom Two

11' 6" x 9' 7" (3.51m x 2.92m)









Total floor area 61.1 m² (657 sq.ft.) approx

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.propertybox.io



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: D

Service Charge:
 2400.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STA317809

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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