



HEARTWOOD  
HOMES

# Sherbourne Court,, 46 Beaconsfield Road, St. Albans, AL1 3RB

£300,000

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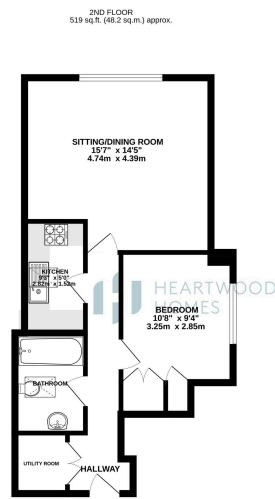


A beautifully presented, one-bedroom top floor apartment offers a welcoming and comfortable place to call home, ideally situated within easy reach of St Albans City Station and just a short stroll from the vibrant city centre.

Inside, you'll find a bright and spacious living/dining area perfect for relaxing or entertaining, alongside a well-equipped fitted kitchen and a useful purpose-built utility/storage room. Further down the hall is a generous double bedroom with built-in wardrobes, as well as a stylish modern bathroom. The layout has been thoughtfully designed to make the most of the space, creating a practical yet cosy living environment.

The property also benefits from a share of freehold, with a lease extension currently in progress, offering added peace of mind and long-term value. With allocated parking, excellent transport links, local shops and amenities nearby, and everything the city centre has to offer within walking distance, this apartment is an ideal choice for first-time buyers, downsizers, or investors looking for a great opportunity in a well-connected location.





TOTAL FLOOR AREA: 519 sq.ft. (48.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of floors, rooms, areas, heights, etc. are not guaranteed and are for general information only. The actual measurements may vary slightly from those shown on the floor plan.



- Beautifully presented one-bedroom top floor apartment
- Bright and spacious living/dining area, perfect for entertaining
- Useful purpose-built utility/storage room
- Stylish, modern bathroom
- Allocated parking, excellent transport links, and nearby amenities
- Ideally located near St Albans City Station
- Well-equipped fitted kitchen
- Generous double bedroom with built-in wardrobes
- Share of freehold with lease extension in progress
- EPC Grade C

