

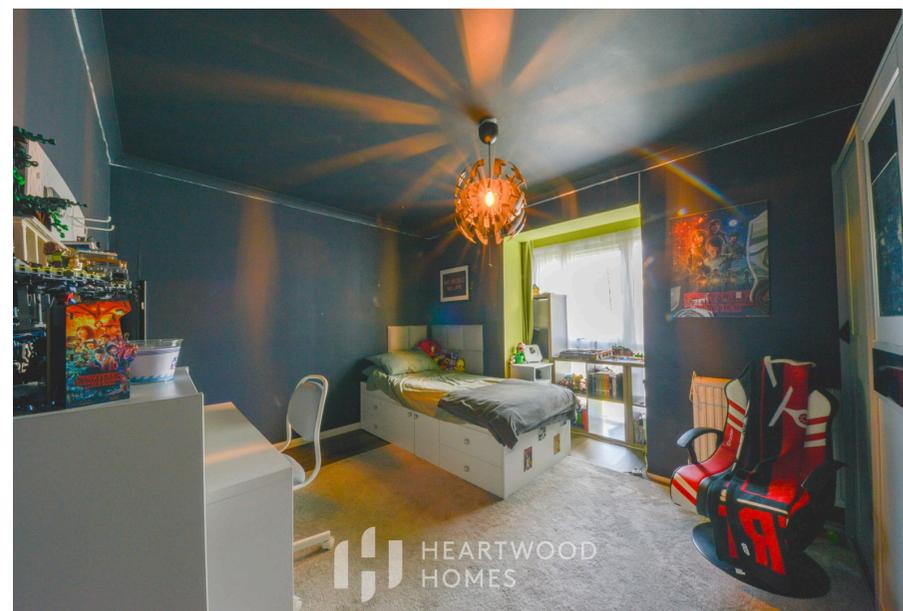


HEARTWOOD  
HOMES

# Wyedale, London Colney, St. Albans, AL2 1TH

£240,000

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This fantastic two-bedroom ground floor apartment is set within a well-regarded residential development, offering the perfect balance of convenience and comfort. Ideally located, the property benefits from excellent transport links with easy access to the motorway network, while St Albans City Centre is only a short drive away with its vibrant mix of shops, cafés, restaurants and cultural attractions. For everyday shopping, Colney Fields Retail Park is close at hand, with a great choice including Marks & Spencer, Sainsbury's and Next.

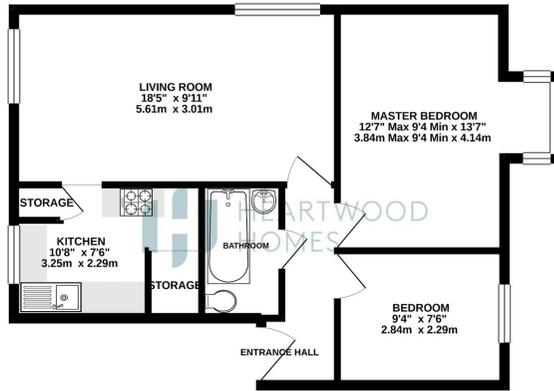
The apartment itself has been thoughtfully maintained by the current owner, creating a home that is ready to move straight into. The layout is both practical and welcoming, starting with an entrance hall that leads through to a light and airy dual-aspect living room – a lovely space to relax or entertain. The modern kitchen is well designed with plenty of storage and workspace, while the two bedrooms are both well proportioned, offering flexibility for use as bedrooms, a home office or guest room. A smart, attractive bathroom completes the accommodation.

Externally, residents can enjoy use of the well-kept communal gardens, providing a pleasant green outlook, along with residents' parking for added convenience.

This is a home that combines easy living with a great location – whether you're a first-time buyer, downsizer, or simply looking for a well-connected base near St Albans. Call us today to arrange your viewing.



GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.  
Where every effort has been made to ensure the accuracy of the floorplan information, the measurements of areas, volumes, heights and other related items are approximate and the responsibility is taken by the purchaser or prospective purchaser. The area for the purposes of this plan should be used as a guide only and not as a basis for any legal proceedings. The quantity of materials shown is for guidance only and is not intended to be used as a basis for any legal proceedings. The quantity of materials shown is for guidance only and is not intended to be used as a basis for any legal proceedings. ©2022

- Just a short drive into St Albans City Centre with shops, restaurants and cafés
- Easy access to the M25 and M1, making commuting straightforward
- Chain Free
- Popular residential development with excellent transport links
- Colney Fields Retail Park nearby with M&S, Sainsbury's and Next
- Bright dual-aspect living room, ideal for relaxing or entertaining
- Two generously sized bedrooms, flexible for family, guests or home office
- EPC Grade D
- Modern kitchen with good storage and workspace
- Attractive and well-presented bathroom

