



HEARTWOOD  
HOMES

# Albeny Gate, Belmont Hill, St. Albans, AL1 1BH

£220,000

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Enjoying a ground floor position within the sought-after Albany Gate development, this well-presented one-bedroom apartment offers an excellent opportunity to enjoy independent living within a welcoming community for the over 55s, just moments from the heart of St Albans.

Life here is all about convenience and connection. A short stroll leads into the city centre where you'll find an excellent choice of cafés, restaurants, independent shops and everyday amenities, while nearby green spaces provide the perfect setting for a leisurely walk or time spent outdoors with family and friends.

The apartment itself is bright, comfortable and thoughtfully designed for easy day-to-day living. The spacious living room is a wonderful place to relax and unwind, with double doors opening directly onto a patio area and the beautifully maintained communal gardens beyond. This seamless connection to the outdoors creates an attractive extension of the living space and provides a lovely spot to enjoy a morning coffee or some fresh air throughout the day.

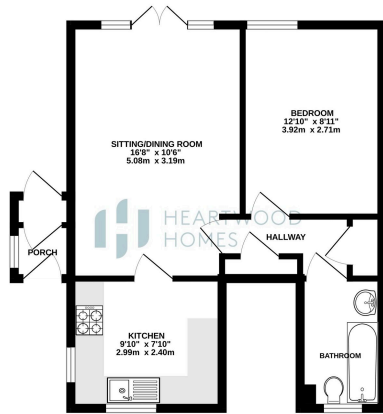
The fitted kitchen is practical and well arranged, while the generous double bedroom, modern bathroom and useful storage add to the apartment's appeal. Emergency pull-cord systems throughout provide additional reassurance, helping residents maintain their independence with confidence.

Albany Gate has a friendly and sociable atmosphere, with residents benefiting from communal facilities that encourage interaction and community spirit. Whether joining organised activities, catching up with neighbours or simply enjoying the peaceful surroundings, there is a genuine sense of belonging.

Beautifully maintained communal gardens, residents' parking and a highly convenient location all contribute to the appeal. Combining comfort, independence and community living, this apartment offers a relaxed lifestyle in one of St Albans' most desirable settings.



GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 486 sq.ft. (45.1 sq.m.) approx.  
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- Ground floor one-bedroom apartment for the over 55s
- Direct access to beautifully maintained communal gardens
- Generous double bedroom
- Spacious living room with double doors opening onto a patio area
- Well-equipped fitted kitchen and modern bathroom
- Emergency pull-cord system providing added peace of mind
- Residents' parking available on site
- EPC Awaiting
- Friendly retirement community with communal facilities
- Easy access to St Albans city centre, shops and cafés

