



HEARTWOOD  
HOMES

# Cedar Court, St. Albans, AL4 0DL

£240,000

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An immaculately presented top floor one-bedroom apartment, set within a popular development on the east side of St Albans. The location is ideal, with a wide choice of local shops, pubs, cafés and restaurants nearby, and just 1.6 miles from St Albans City Station for direct trains into London St Pancras.

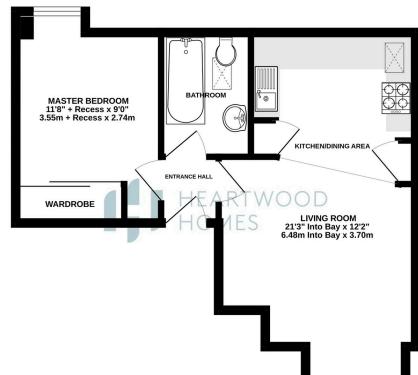
The property is accessed via a secure communal entrance, leading upstairs to a private hallway with a handy storage cupboard and entry phone system. The heart of the home is a bright and spacious open-plan living/kitchen/dining area, featuring integral appliances and attractive vaulted ceilings. There's also a well-sized double bedroom and a modern bathroom suite.

Outside, Cedar Court offers an allocated parking space, visitors' parking and beautifully maintained communal gardens.

Get in touch today to arrange your viewing.



GROUND FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA - 398 sq.ft. (36.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, dimensions, floor areas and room names, measurements are approximate and should not be relied upon for any legal purposes or negotiations. This plan is for illustrative purposes only and should not be used as such for any proposed purchase. All areas are approximate. Actual areas may differ. Please refer to the title plan or survey for the actual dimensions and areas. Made with Designplan 2020.



- Top-floor one-bedroom apartment
- 1.6 miles from St Albans City Station
- Close to shops, cafés, pubs, and restaurants
- Secure communal entrance with entry phone
- Private hallway with storage cupboard
- Bright open-plan living/kitchen/dining area
- Vaulted ceilings in the living space
- Double bedroom and modern bathroom suite
- Allocated parking, visitors' parking, and communal gardens
- EPC Grade C

### Energy Efficiency Rating

