



HEARTWOOD
HOMES

Cedar Court, St. Albans, AL4 0DL

£240,000

1 1 1



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.



MASTER BEDROOM
11.8m x 9.0m
3.55m + Recess x 2.74m

BATHROOM

KITCHEN/DINING AREA

LIVING ROOM
21.3m Into Bay x 12.2m
6.48m Into Bay x 3.70m

ENTRANCE HALL

WARDROBE

HEARTWOOD HOMES

TOTAL FLOOR AREA: 398 sq ft. (36.9 sqm.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

England & Wales

EU Directive
2002/91/EC

