



HEARTWOOD
HOMES

Magdalen Court, St. Peters Road, St. Albans, AL1 3FS

£450,000

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Combining generous living space with exceptional convenience, this impressive two-bedroom, two-bathroom ground floor apartment offers a fantastic opportunity to enjoy a modern lifestyle within easy walking distance of both the station and the city centre.

Designed with comfort and practicality in mind, the apartment features a spacious layout that is ideal for professionals, couples or downsizers. The bright living area enjoys direct access to a private patio, creating the perfect space for morning coffee, entertaining friends or relaxing outdoors during the warmer months.

The principal bedroom benefits from a stylish en-suite shower room, while the second double bedroom is served by a contemporary family bathroom, offering flexibility for guests, home working or shared living.

One of the property's standout features is its superb location. With the station just a short stroll away, commuting is effortless, while the nearby city centre provides an excellent selection of restaurants, cafés, shops, leisure facilities and entertainment, allowing you to enjoy everything the area has to offer without relying on a car.

The property also benefits from an allocated underground parking space, providing added security and convenience, together with access to a well-equipped communal gym, making it easy to maintain an active lifestyle close to home.

Offering the perfect balance of modern living, excellent amenities and outstanding connectivity, this superb apartment is an ideal choice for those seeking both comfort and convenience.



BEDROOM
13'1" x 9'7"
5.51m x 2.93m

KITCHEN/SITTING/DINING ROOM
19'3" x 17'8"
5.88m x 5.37m

BALCONY

BEDROOM
13'7" x 9'8"
4.14m x 2.94m

BATHROOM

ENSUITE

HALLWAY

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TOTAL FLOOR AREA: 744 sq ft. (69.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is assumed for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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.

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- A large, modern gymnasium with a wooden floor, red steel beams, and various exercise machines. A poster on the wall reads "the way to life". The gym is well-lit with overhead lights. The floor has white and black markings. The walls are dark, and there are large windows in the background. The overall atmosphere is clean and professional.

