



**Connells**

Woodland Court Soothouse Spring  
St. Albans



## Property Description

Offered to the market chain free, with the option to be sold fully furnished, this well-presented upper floor apartment is ideally situated on the sought-after north side of St Albans - perfect for first-time buyers, investors, or commuters alike.

The property features a spacious double bedroom, offering ample room for wardrobes and additional storage, alongside a modern bathroom finished in neutral tones. The heart of the home is the impressive open plan living kitchen diner, designed for contemporary living and entertaining. The kitchen benefits from fully integrated appliances and generous worktop space, seamlessly flowing into a bright and comfortable living area.

Further benefits include a long lease and low maintenance charges, providing peace of mind and cost efficiency. Externally, the apartment enjoys allocated parking as well as visitor parking - a rare and valuable feature in this location.

Conveniently positioned just 1.5 miles (approximately a 7-minute drive or 33-minute walk) from St Albans City Station with access into London St Pancras and the City Centre which provides an excellent selection of shopping and leisure facilities, while remaining close to local amenities and green spaces.

A superb opportunity to secure a low-maintenance home in a prime St Albans location. Early viewing is highly recommended.



## Hall

## Kitchen/Diner/Lounge

21' 2" max x 12' max ( 6.45m max x 3.66m max )

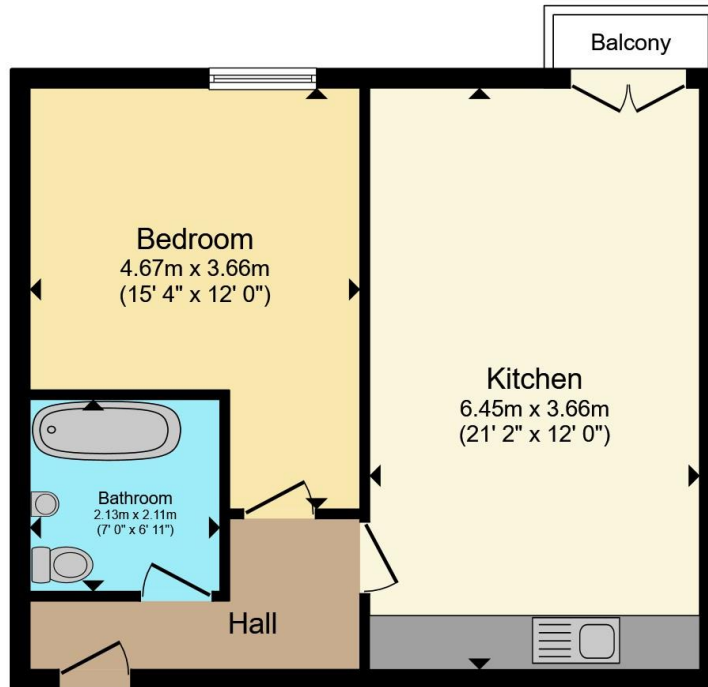
## Bedroom

15' 4" max x 12' max ( 4.67m max x 3.66m max )

## Bathroom

7' max x 6' 11" max ( 2.13m max x 2.11m max )





**Floor Plan**

Total floor area 47.8 m<sup>2</sup> (515 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01727 851 100**  
**E [marshalswick@connells.co.uk](mailto:marshalswick@connells.co.uk)**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

EPC Rating: B Council Tax Band: C

Service Charge: 850.00 Ground Rent: 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MWK306225](http://connells.co.uk/Property/MWK306225)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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