



Connells

Watling House London Road
St. Albans



Property Description

The development immediately stands out with its elegant appearance, landscaped communal gardens and peaceful atmosphere, creating a welcoming environment for residents and visitors alike.

Internally, the apartment is bright, spacious and thoughtfully arranged, offering well-balanced accommodation perfectly suited to modern lifestyles.

At the heart of the home is a generous living space that opens directly onto a private patio, providing the ideal setting for morning coffee, al fresco dining or simply unwinding while overlooking the attractive surroundings. The stylish kitchen is well-appointed, while two excellent bedrooms offer comfortable accommodation, including a superb principal bedroom complete with its own en-suite shower room. A stylish family bathroom serves the remaining accommodation.

Further benefits include secure entry, two allocated parking spaces and access to the beautifully landscaped communal gardens, which provide a wonderful extension of the living space throughout the warmer months.

Perfectly positioned for commuters, the property is within walking distance of the station, offering convenient links into London, while nearby shops, restaurants and leisure facilities ensure everything you need is close at hand.

Offering the perfect blend of security, convenience and modern living, this is an exceptional apartment in a highly desirable gated development.

Lounge/Kitchen

27' 3" x 13' 9" (8.31m x 4.19m)

Bedroom One

19' x 13' 5" max (5.79m x 4.09m max)

Bedroom Two

11' 6" x 10' 10" max (3.51m x 3.30m max)

Bathroom

12' 2" x 8' 2" (3.71m x 2.49m)

Ensuite

9' 2" x 5' 11" (2.79m x 1.80m)









Total floor area 102.3 m² (1,101 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



To view this property please contact Connells on

T 01727 856 781
E stalbands@connells.co.uk

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: B Council Tax
 Band: E

Service Charge:
 2952.00

Ground Rent:
 627.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STA317784

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

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA317784 - 0002