



Connells

Walnut Court The Hill
Wheathampstead ST. ALBANS



Property Description

Forming part of a stunning Victorian period home, this beautifully presented chain-free penthouse apartment is ideally located just a short walk from the vibrant High Street in the charming village of Wheathampstead.

This triplex apartment offers spacious and well-balanced accommodation throughout, including two large double bedrooms. The impressive dual-aspect living room is a particular highlight, filled with natural light and providing an exceptional space for both relaxing and entertaining. The dual-aspect kitchen/diner enjoys far-reaching views and creates a bright and welcoming environment for everyday living. A recently renovated shower room adds a stylish and contemporary finish, perfectly complementing the property's character features.

Externally, the property benefits from allocated parking as well as visitor spaces, offering convenience for both residents and guests.

Ideally positioned for families and professionals alike, the property is located in a desirable semi-rural setting within easy reach of village amenities including pubs, restaurants, shops, a post office and highly regarded schools, including St Helen's Church of England Primary School (approximately 0.4 miles) and St Albans High School Prep (approximately 0.5 miles). Wheathampstead village is within easy reach of both St Albans and Harpenden town centres which have an array of shopping and leisure facilities as well as mainline railway stations with direct access into London St Pancras.



Hall

17' 9" max x 6' 11" max (5.41m max x 2.11m max)

Landing

Kitchen/Breakfast Room

20' 3" max x 7' 3" max (6.17m max x 2.21m max)

Lounge

19' max x 15' 4" max (5.79m max x 4.67m max)

Bedroom One

13' 3" max x 11' 11" max (4.04m max x 3.63m max)

Bedroom Two

18' 2" max x 7' 8" max (5.54m max x 2.34m max)

Bathroom

10' max x 5' 6" max (3.05m max x 1.68m max)





First Floor

Second Floor

Total floor area 107.3 m² (1,156 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

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EPC Rating: D Council Tax Band: C

Service Charge: 3758.16

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK306238

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1982. 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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