



HEARTWOOD
HOMES

Peregrine Way , St. Albans, AL4 0BB

£325,000

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Tucked away in the ever popular Oaklands Grange, this beautifully finished one bedroom apartment offers stylish, low maintenance living with a real sense of space and privacy. Surrounded by open green areas and just moments from The Quadrant shopping parade, you have everyday essentials, coffee spots and eateries close by, while open countryside is right on your doorstep. St Albans city centre and the mainline station are within easy reach, with a regular bus service making commuting simple.

The property welcomes you in through your own private front door, leading into a generous entrance hall that immediately sets the tone for the light and modern interiors throughout. The open plan living, dining and kitchen space is bright and inviting, creating a sociable layout that works just as well for quiet evenings in as it does for hosting friends.

The contemporary kitchen is fitted with sleek cabinetry and integrated appliances, offering a clean, streamlined look with plenty of practicality. A further inner hallway provides useful additional storage and leads directly out to the garden.

The bedroom is generously sized, offering a calm and comfortable retreat at the end of the day. It is served by a stylish shower room finished to a high standard, continuing the apartment's fresh and modern feel.

Outside is where this home really stands out. You have the huge advantage of your own private and enclosed garden, complete with lawn and patio areas. It is a lovely space for summer barbecues, morning coffee or simply unwinding outdoors. There is also side access and a pathway to the front door bordered by attractive plants and shrubs. To the rear, you benefit from an allocated parking space.

There is also the option to purchase this property under the Shared Ownership Scheme, making it an accessible way to step onto the property ladder. Get in touch and come and see it for yourself.



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 376 sq.ft. (34.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the finished completed floor measurement of doors, windows, stairs and all other items an approximation and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. As to the exact quantity or efficiency can be given. Made with AutoCAD 2012



- Beautifully finished one bedroom apartment
- Private front door for added independence
- Contemporary fitted kitchen with integrated appliances
- Stylish modern shower room
- Allocated parking space to the rear
- Located in the popular Oaklands Grange development
- Bright open plan living, dining and kitchen space
- Generous double bedroom with a calm, private feel
- Private and enclosed rear garden with lawn and patio
- EPC Grade B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	81	
(69-80) C		
(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	