



**Connells**

Yeats House Wordsworth Close  
Kings Park St. Albans



### Property Description

Situated in the prestigious area of King's Park in St Albans, this over 55's well-presented and spacious two-bedroom first floor retirement flat offers generous living space, thoughtful design, and excellent on-site amenities-perfect for comfortable and independent living.

Offered chain free, the property boasts a very large master bedroom and a long, well-proportioned second bedroom, ideal for guests or use as a study. The expansive open-plan kitchen and dining area is bright and welcoming, opening onto a Juliet balcony that brings in plenty of natural light. The home also features a spacious wet room, ideal for accessibility, and ample built-in storage throughout.

Residents benefit from allocated and visitor parking, as well as access to well-maintained communal areas and on-site facilities, fostering a vibrant and supportive community environment.

A perfect opportunity to downsize without compromise, in a peaceful yet well-connected location close to local amenities and transport links.

Wordsworth Close is to the south side of St Albans close by to local amenities, Verulamium Park, Westminster Lodge Sports Centre, excellent access to the M25 and the M1 motorways and St Albans Abbey Station. St Albans City Centre is also close by and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras. This really is a superb location.

75% shared ownership, no rent to pay on the remaining 25% share.



**Lounge**

20' 2" max x 10' 3" max ( 6.15m max x 3.12m max )

**Kitchen**

10' 3" max x 8' 5" max ( 3.12m max x 2.57m max )

**Bedroom One**

18' 3" max x 9' 6" max ( 5.56m max x 2.90m max )

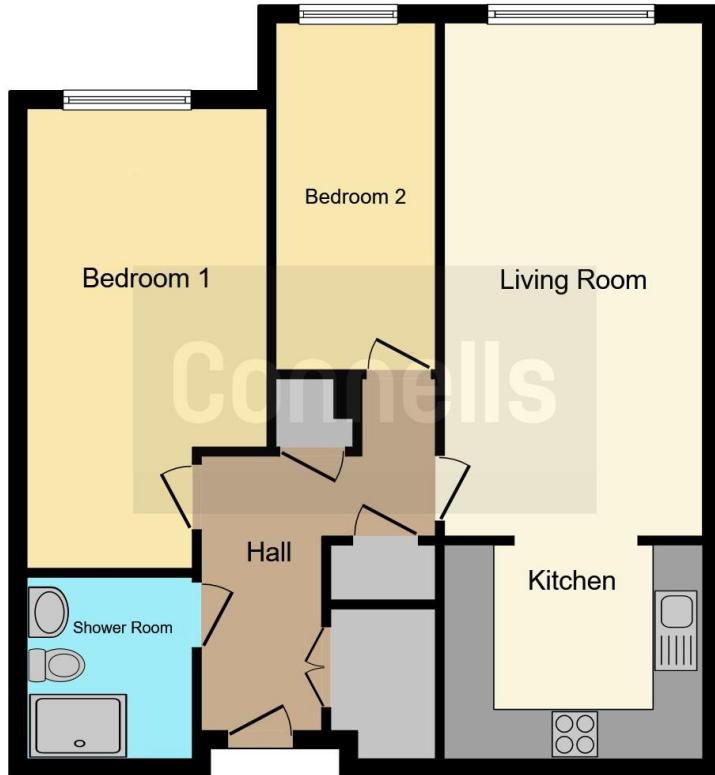
**Bedroom Two**

13' 6" max x 6' 4" max ( 4.11m max x 1.93m max )

**Bathroom**

7' 3" max x 6' 7" max ( 2.21m max x 2.01m max )





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.focalagent.com](http://www.focalagent.com)

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 ST ALBANS AL4 9RH

EPC Rating: B  
 Council Tax  
 Band: D

Service Charge:  
 1761.61

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MWK305992](http://connells.co.uk/Property/MWK305992)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Oct 2014. 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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