



**Connells**

Clarke House Campfield Road  
St. Albans



### Property Description

Boasting impressive floor-to-ceiling windows and a Juliette balcony, this beautifully designed home enjoys an abundance of sunlight along with elevated outlooks across the surrounding area.

The apartment has been thoughtfully crafted with a spacious open-plan layout ideal for modern living and entertaining. The sleek designer handleless kitchen is complemented by quartz worktops and a range of Bosch integrated appliances, while stylish Amtico flooring flows seamlessly through the living space.

The luxurious fully tiled shower room features a large frameless glass shower and underfloor heating, creating a true spa-like feel.

The generous double bedroom continues the apartment's elegant finish, making this an ideal first-time purchase, stylish city base or investment opportunity.

Further benefits include a secure remote-controlled gated vehicle entrance and one allocated parking space.

Old Electricity Works is one of St Albans' most exciting modern developments, offering residents beautifully landscaped communal gardens and an on-site concierge service.

Perfectly positioned within the heart of the historic city, the development is approximately a 12-minute walk from St Albans City station, providing fast direct links into London St Pancras, while excellent access to the M1 and M25 makes commuting by road equally convenient.

**Lounge/Kitchen**

21' 2" x 19' 7" ( 6.45m x 5.97m )

**Bedroom One**

13' 3" x 11' 7" ( 4.04m x 3.53m )





**Third Floor**

Total floor area 54.5 m<sup>2</sup> (586 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)



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38 Chequer Street  
ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA317801](http://connells.co.uk/Property/STA317801)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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