



**Connells**

Albeny Gate Belmont Hill  
St. Albans



### Property Description

Brimming with natural light, this impressive apartment is tucked within the highly regarded Albeny Gate development for over-55s.

The property enjoys an enviable position by the peaceful River Ver, surrounded by manicured communal gardens that provide plenty of space to sit, relax, and socialise. A private residents' gate opens directly onto the riverside path - perfect for morning strolls or afternoon chats in the sunshine.

Set on the second floor and easily reached by lift or stairs, the apartment features dual-aspect windows that flood the living spaces with light. The inviting living/dining room leads through to a kitchen, while the bathroom includes both bath and shower. There's a spacious double bedroom with fitted wardrobes, plus a versatile second bedroom or study - ideal for guests or home working.

Perfectly positioned on Belmont Hill, Albeny Gate is just a short stroll from the Cathedral, Verulamium Park, and the bustling city centre, with its array of cafés, shops, restaurants, and vibrant market.

Properties of this calibre and location rarely come to market - early viewing is highly recommended to fully appreciate all it has to offer.



**Entrance Hallway**

**Sitting/Dining Room**

15' 11" x 10' 8" ( 4.85m x 3.25m )

**Kitchen**

8' 1" x 7' 7" ( 2.46m x 2.31m )

**Bedroom One**

13' 3" Max x 8' 7" ( 4.04m Max x 2.62m )

**Bedroom Two**

8' 3" x 6' 9" ( 2.51m x 2.06m )

**Bathroom**





Total floor area 49.9 sq.m. (537 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). Plan produced for Purplebricks. Powered by www.focalagent.com

To view this property please contact Connells on

**T 01727 856 781**  
**E stalbans@connells.co.uk**

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/STA317275](https://www.connells.co.uk/Property/STA317275)**

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.

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](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: STA317275 - 0007