



Flat 7 Waddington House Barnes Wallis Way, Bricket Wood, St. Albans, AL2 3FL

Asking Price £285,000

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Conveniently positioned on the Barnes Wallis Way development in Bricket Wood, St. Albans, this delightful first floor one bedroom flat offers modern and stylish living.

Built in 2019 by the renowned Crest Nicholson, this first-floor apartment has a contemporary design with one bedroom, ideal for a first time buyer looking to get their feet onto the property ladder.

As you step inside, you are greeted by a open entrance hallway, the lounge/dining room overlooks the well maintained communal gardens. The modern kitchen offers multiple built in white goods. The three-piece bathroom adds a touch of luxury to this lovely abode.

With one allocated parking space, parking doesn't become an issue. The access to communal gardens offers a serene escape from the hustle and bustle of everyday life, allowing you to enjoy the outdoors without leaving home.

Conveniently located, the good road links make commuting a breeze, ensuring you can easily reach your destination without any hassle.

119 years remaining on the lease, this flat presents a fantastic opportunity to own a piece of this sought-after development.

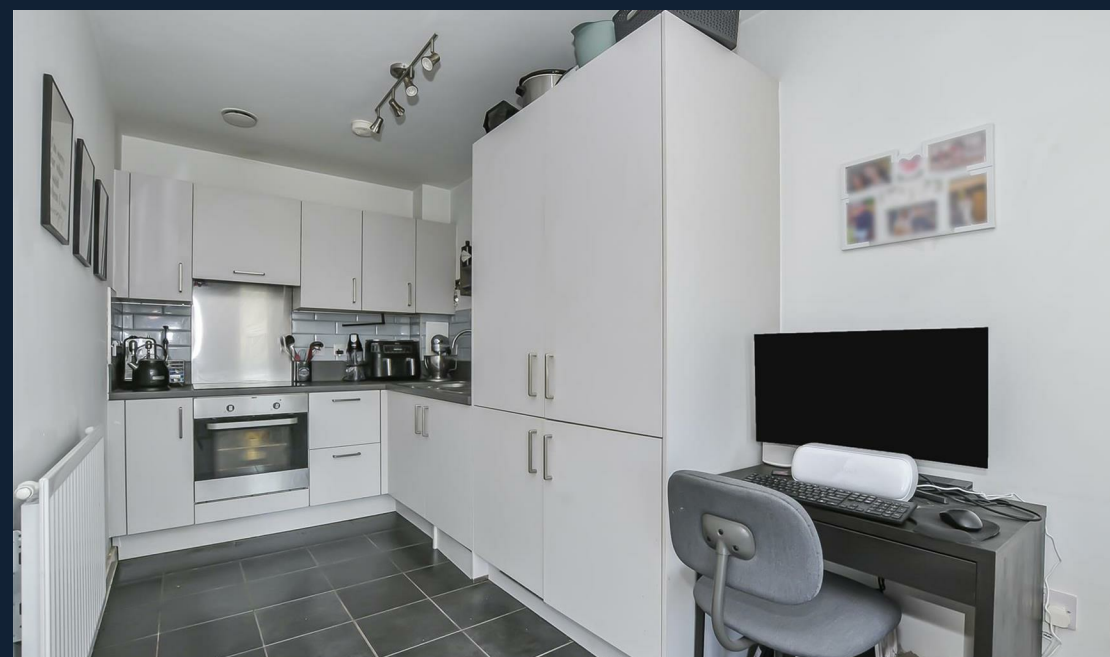
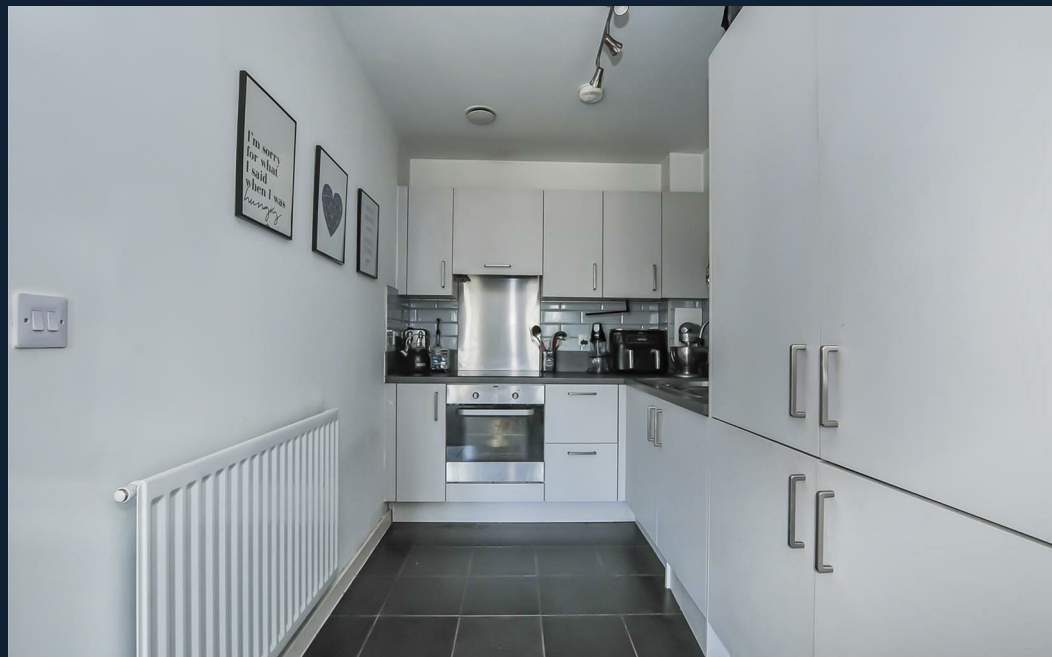
Being a "No Chain" property adds to the desirability, don't miss out on the chance to make this wonderful property your new home.

PLEASE NOTE - Shared Ownership option is available at £99,750 for a 35% share. This is subject to acceptance through Clarion Housing, for more information please contact us on 01923 682888.





- No Upper Chain
- Popular & Convenient Location
- First Floor Purpose Built Flat
 - One Bedroom
 - Open Plan Living
- Views Overlooking Communal Gardens
 - Off Street Parking Available
- 35% SHARED OWNERSHIP OPTION AVAILABLE
 - Council Tax Band C
- Close Proximity to Local Amenities & Good Road Links

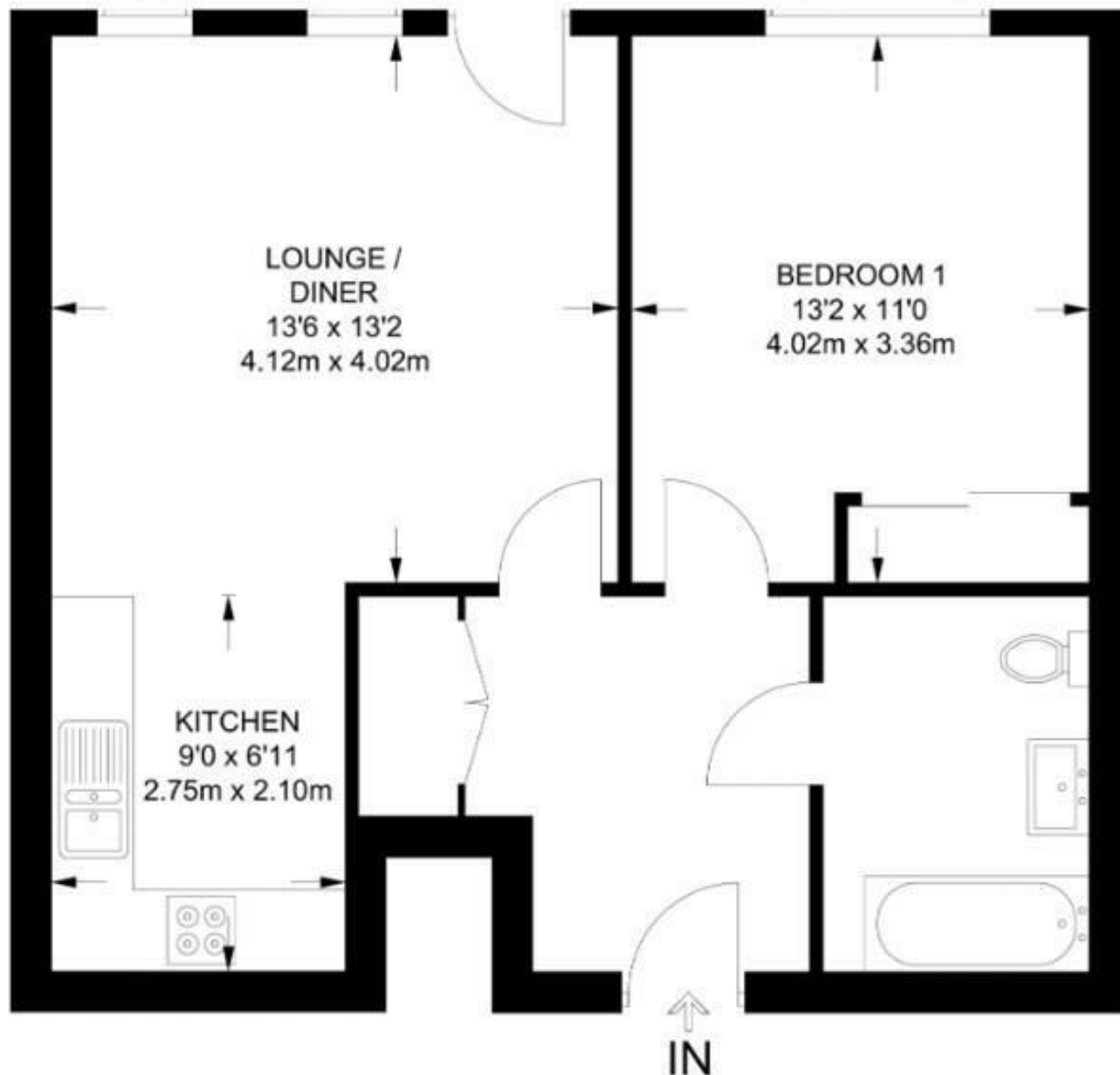




CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

Waddington House

Approximate Gross Internal Floor Area = 51.0 sq m / 550 sq ft



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 	

Illustration for identification purposes only, measurements are approximate, not to scale.