



HEARTWOOD  
HOMES

# Holmes Court, Carlisle Avenue, St. Albans, AL3 5LR

£375,000

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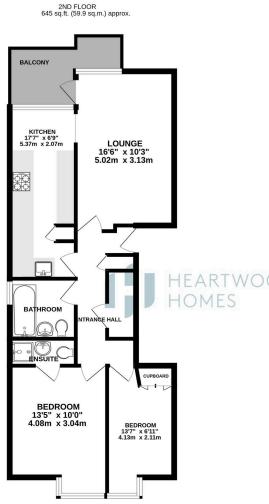
Set right at the top of an exclusive development, this generously sized two bedroom apartment offers a lovely sense of privacy and calm, while being just 0.3 miles from the heart of St Albans city centre. From morning coffees to evening dinners, everything the city has to offer is an easy stroll away, with fast trains into London from St Pancras making commuting refreshingly simple.

The building is accessed via a secure communal entrance, leading up to the apartment itself. Step inside and you are welcomed by a cosy entrance hall with a useful storage cupboard and access to a handy loft space, perfect for keeping things neatly tucked away.

The main living space is bright and welcoming, with an open plan living and dining area that opens directly onto a balcony. With leafy treetop views, it is a great spot to unwind after a busy day or enjoy a quiet morning coffee. The modern kitchen sits partially open to the living space, ideal for both everyday living and entertaining.

To the rear, there is a spacious double bedroom, a well proportioned second bedroom that works nicely as a guest room or home office, and a contemporary fitted bathroom. Being offered with no onward chain, this top floor apartment is ready for its next owner to move straight in and start enjoying city living with a peaceful edge.





TOTAL FLOOR AREA: 645 sq ft (59.9 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements are approximate and should be used as a guide only. This plan is for illustrative purposes only and should not be used as an accurate representation of the property. Made with Metricon 0208.



- Top floor two bedroom apartment in a sought after development
- No onward chain for a smooth and simple move
- Balcony with pleasant treetop views
- Contemporary fitted bathroom
- Excellent transport links to London via St Pancras International
- Just 0.3 miles from St Albans city centre and its shops, cafes and restaurants
- Bright open plan living and dining space
- Modern partially open plan kitchen
- Useful loft space providing extra storage
- EPC Grade Awaited

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs