



HEARTWOOD
HOMES

Avondale Court, Upper Lattimore Road, St. Albans, AL1 3NU

Offers Over £400,000

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Proudly offered to the market is this well-presented two double bedroom first-floor apartment, set within a modern purpose-built development just a short walk from St Albans mainline railway station, providing direct links to London St Pancras.

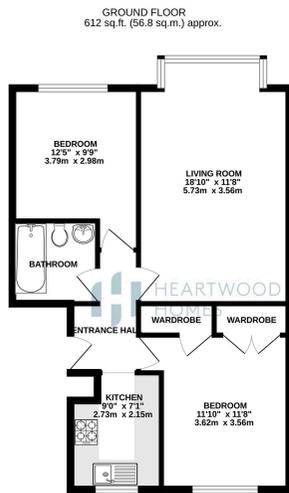
Recently redecorated to a high standard, the apartment features bright and spacious accommodation, including a generous lounge/dining room with stylish feature wall panelling, a sleek modern high-gloss kitchen, two well-proportioned double bedrooms, and a contemporary bathroom.

Further benefits include a good amount of resident and visitor parking, ensuring convenience rarely found so close to the city centre.

Ideally positioned in Avondale Court along Upper Lattimore Road, the property lies in the heart of St Albans' city centre conservation area, offering easy access to a wide range of shops, cafés, restaurants, and leisure facilities.

This is a fantastic opportunity for first-time buyers, commuters, or investors seeking a stylish home in a prime central location.





TOTAL FLOOR AREA: 612 sq.ft. (56.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of the actual property should be taken for confirmation. The floorplan is provided as a guide only and is not intended to be used for any other purpose. The actual layout and dimensions may vary from the floorplan shown. © Heartwood Homes Ltd 2022



- Prime location, just a short walk from St Albans mainline station with direct links to London.
- Recently redecorated to a high standard throughout.
- Sleek modern high-gloss kitchen with contemporary fittings.
- Modern bathroom finished with quality fixtures and fittings.
- Situated in the heart of the city centre conservation area, close to shops, cafés, restaurants, and leisure facilities.
- Well-presented first-floor apartment in a modern purpose-built development.
- Bright and spacious lounge/dining room featuring stylish wall panelling.
- Two generous double bedrooms offering comfortable living space.
- Ample resident and visitor parking, a rare benefit in such a central location.
- EPC Grade C



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