



HEARTWOOD
HOMES

Dellfield, St. Albans, AL1 5HA

£200,000

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This spacious one bedroom apartment presents an exciting opportunity for buyers looking for a property that can be completely refurbished and transformed into an attractive modern home.

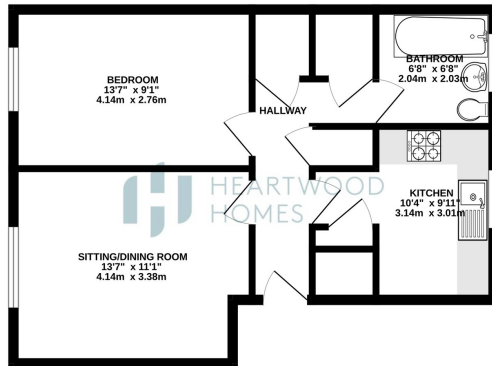
The property is currently in need of complete renovation, providing the incoming purchaser with the opportunity to redesign and modernise the accommodation to their own requirements and specification. Subject to any necessary consents, the property offers scope for a comprehensive programme of works including a new kitchen and bathroom, redecoration, flooring, electrical and plumbing upgrades, and general modernisation throughout.

The accommodation provides a good sized living space together with a separate kitchen, bedroom and bathroom, offering a practical layout with considerable potential once refurbished.

Situated in a popular residential area of St Albans, the property benefits from its proximity to the city centre and the wide range of shops, restaurants, leisure facilities and amenities available locally. St Albans also provides excellent transport links, including access to the mainline railway station with services towards London.



FIRST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA - 497 sq.ft. (46.1 sq.m.) approx.
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- One-bedroom apartment
- Good potential for owner-occupiers or investors
- Practical accommodation and good proportions
- Close to local amenities and transport links
- Walking distance to town
- Renovation required
- Excellent refurbishment opportunity
- Popular St Albans location
- Scope to create a modern, contemporary home
- EPC to follow