



Connells

Hansell Gardens
St. Albans



Property Description

Beautifully designed with modern living in mind, this exceptional two-bedroom home offers an impressive open-plan kitchen, dining and living space where soaring vaulted ceilings and Velux windows create a wonderful sense of space and light. Whether entertaining friends or relaxing at the end of the day, this stylish living area forms the heart of the home.

The spacious principal bedroom continues the theme with vaulted ceilings, fitted wardrobes and a contemporary en-suite shower room, while the second bedroom provides the flexibility to be used as a guest bedroom, nursery or an ideal home office. A sleek family bathroom completes the accommodation.

Outside, the property benefits from an allocated off-street parking space, beautifully maintained communal grounds and a generous secure bike store.

Location

Perfectly located just 0.8 miles from St Albans City Station, Hansell Gardens offers the best of both worlds-excellent commuter links combined with easy access to the vibrant cafés, restaurants, independent shops and everyday amenities of Fleetville. The beautiful open spaces of Clarence Park are also just a short stroll away, making this an ideal home for professionals, first-time buyers and downsizers alike.

Ground Rent

£425 per year (Ask agent about the review period)

Annual Service Charge

£1,535

Length Of Lease

117 years remaining

Seller Quote

One of the things we've loved most about living here is the unbeatable location — just a short walk to St Albans City Station, which made commuting so easy. The property also has a lot of history and character, which really made it feel like home from the start.

Price

Offers in Excess of £400,000

Open Plan Kitchen/Lounge

27' 10" x 11' 6" (8.48m x 3.51m)

Bedroom One

16' 1" x 10' 10" (4.90m x 3.30m)

Bedroom Two

10' 6" x 9' 9" (3.20m x 2.97m)









Ground Floor

Total floor area 61.0 m² (657 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). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01727 856 781
E stalbands@connells.co.uk

38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: E Council Tax
Band: D

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STA317988

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA317988 - 0004