



**Connells**

Duddell House, The Old Electricity Works, Campfield Road  
St. Albans



### Property Description

This larger than average and stylish three-bedroom, two bathroom apartment measuring 1038 sq ft with private garden and allocated parking is a must-see property for those seeking stylish and modern living, set within easy access of the station.

The property has been exquisitely designed to maximise space and natural light throughout, internally finished to a superior specification with fully integrated designer kitchens including complimentary Quartz worktops, fully-tiled bathrooms, Amtico tiled and carpeted flooring along with fitted wardrobes to name just a few. Each resident benefits from the on-site concierge, spectacular residents' gardens and remote-controlled gated vehicle entrance plus much, much more.

Located in the historic and cultural city of St. Albans, there is much to offer with a busy high street, quaint shopping lanes and independent shops sitting alongside The Maltings and Christopher Place shopping centres.

Town centre restaurants include The Ivy, Cote Brasserie and Lussmans as well as a generous selection of cafes, deli's and charming pubs.

Old Electricity Works is conveniently located approximately just a 12-minute walk to St. Albans City mainline station, where trains travel into central London in less than half an hour providing great connectivity with the capital.

**Open Plan Lounge/Kitchen**

30' 6" x 16' 5" ( 9.30m x 5.00m )

**Bedroom One**

17' 5" x 10' 8" ( 5.31m x 3.25m )

**Bedroom Two**

12' 6" x 10' 8" ( 3.81m x 3.25m )

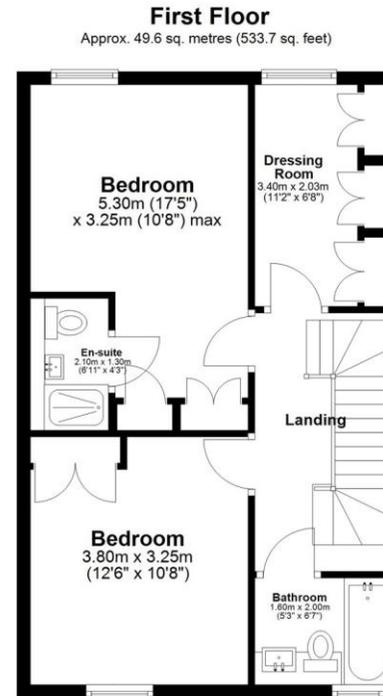
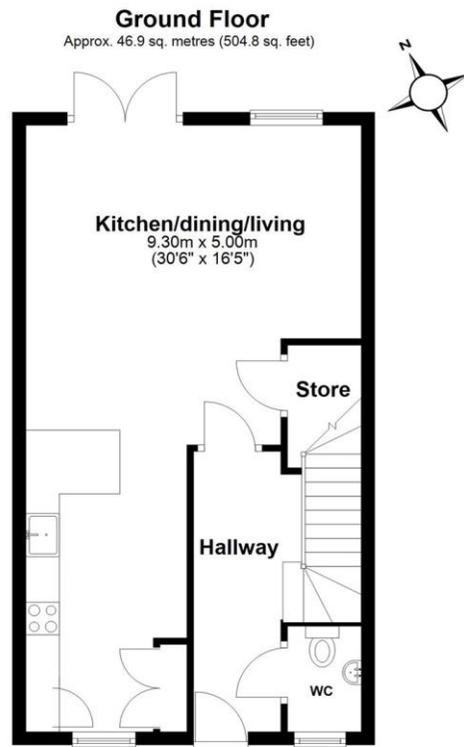
**Bathroom**

5' 3" x 6' 7" ( 1.60m x 2.01m )









Total area: approx. 96.5 sq. metres (1038.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Duddell House**

To view this property please contact Connells on

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38 Chequer Street  
ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax  
Band: D

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA317390](https://www.connells.co.uk/Property/STA317390)**

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.

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