





A beautifully designed **CONTEMPORARY TWO-BEDROOM HOME**, offering **STYLISH AND WELL-BALANCED** accommodation across two floors, ideally positioned on Hatfield Road, within easy reach of **EXCELLENT LOCAL AMENITIES** and just a **SHORT WALK** to St Albans mainline station.

Guide Price: £475,000

A well-designed and contemporary two-bedroom home, offering stylish and well-balanced accommodation arranged over two floors. The ground floor is centred around a bright and spacious open-plan kitchen, living and dining area, creating a sociable and versatile hub of the home, ideal for both everyday living and entertaining. This space enjoys direct access to a private balcony, perfect for outdoor seating. A convenient cloakroom completes the ground floor. Upstairs, there are two generous double bedrooms, both benefiting from their own en suite facilities, providing a high level of comfort, privacy and practicality. Overall, the property offers a modern and thoughtfully arranged layout, well suited to professionals, couples or those seeking a low-maintenance home with well-defined living space.

EPC Rating: B 85

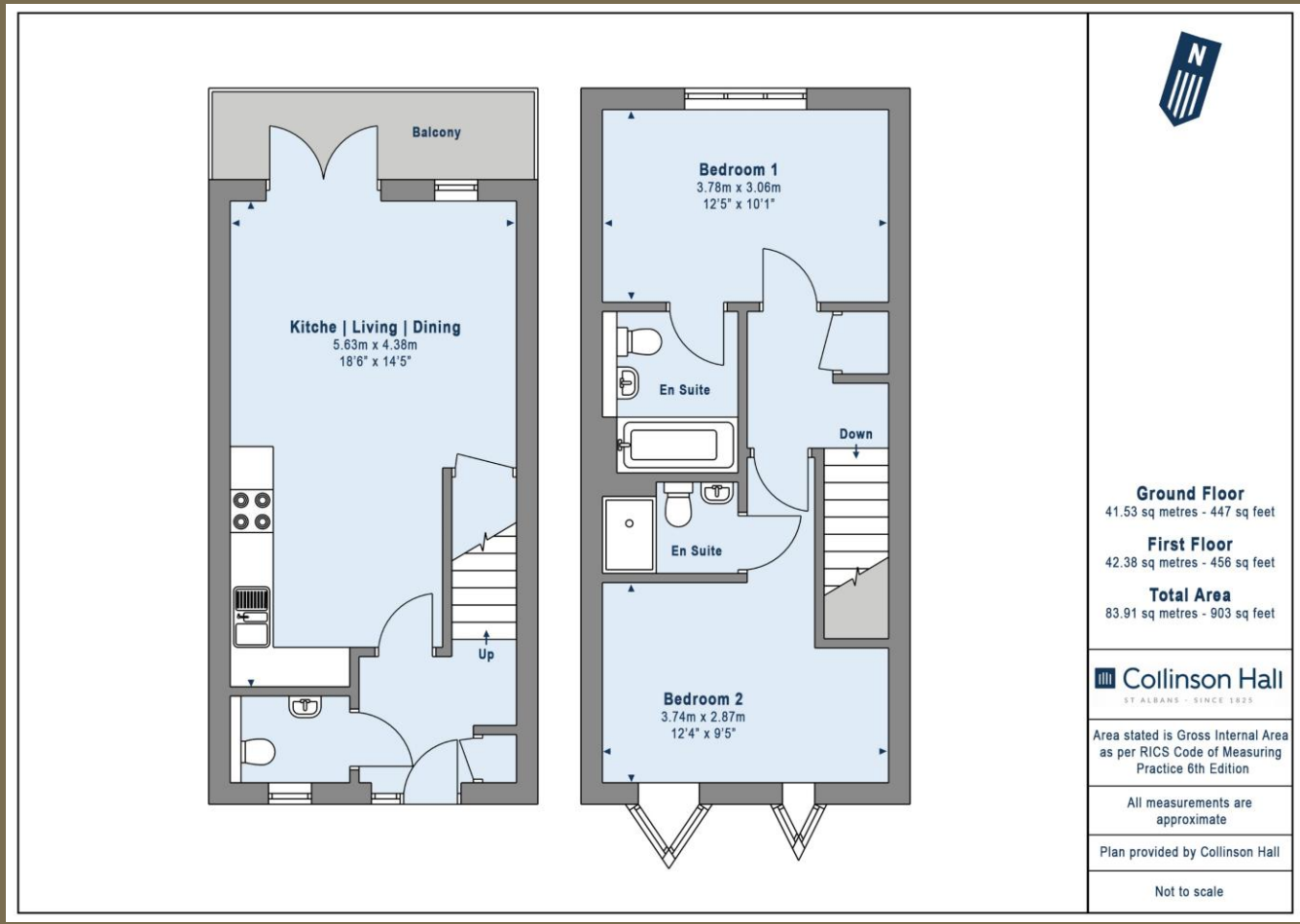
Council Tax Band: D

Lease Information: 125 years (less 3 days) beginning on and including 19 July 2018, with 117 years remaining.









Ground Floor
41.53 sq metres - 447 sq feet

First Floor
42.38 sq metres - 456 sq feet

Total Area
83.91 sq metres - 903 sq feet

Collinson Hall
ST ALBANS · SINCE 1825

Area stated is Gross Internal Area
as per RICS Code of Measuring
Practice 6th Edition

All measurements are
approximate

Plan provided by Collinson Hall

Not to scale

PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk

