



All The Ingredients Needed For A Fabulous Lifestyle

Forming part of a select development of just four apartments, a newly converted first floor studio apartment within walking distance of the mainline station and ready for immediate occupation, This property will appeal to investors and first time buyers alike. The accommodation comprises open plan new kitchen/living room/bedroom to include Bosch appliances with bi fold doors opening onto its own rear garden and new shower room. The development is conveniently located near Clarence Park for excellent local amenities including a wide range of restaurants and bars, Morrisons supermarket and the Alban Way walking/cycling path. St. Albans mainline train station, with its links into London, St Pancras and the city centre remain a short distance away.

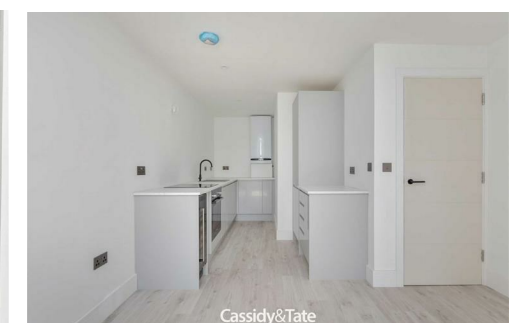
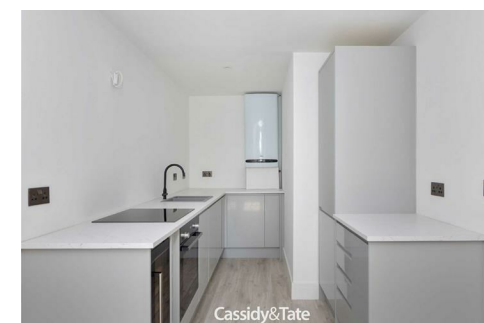
HATFIELD ROAD

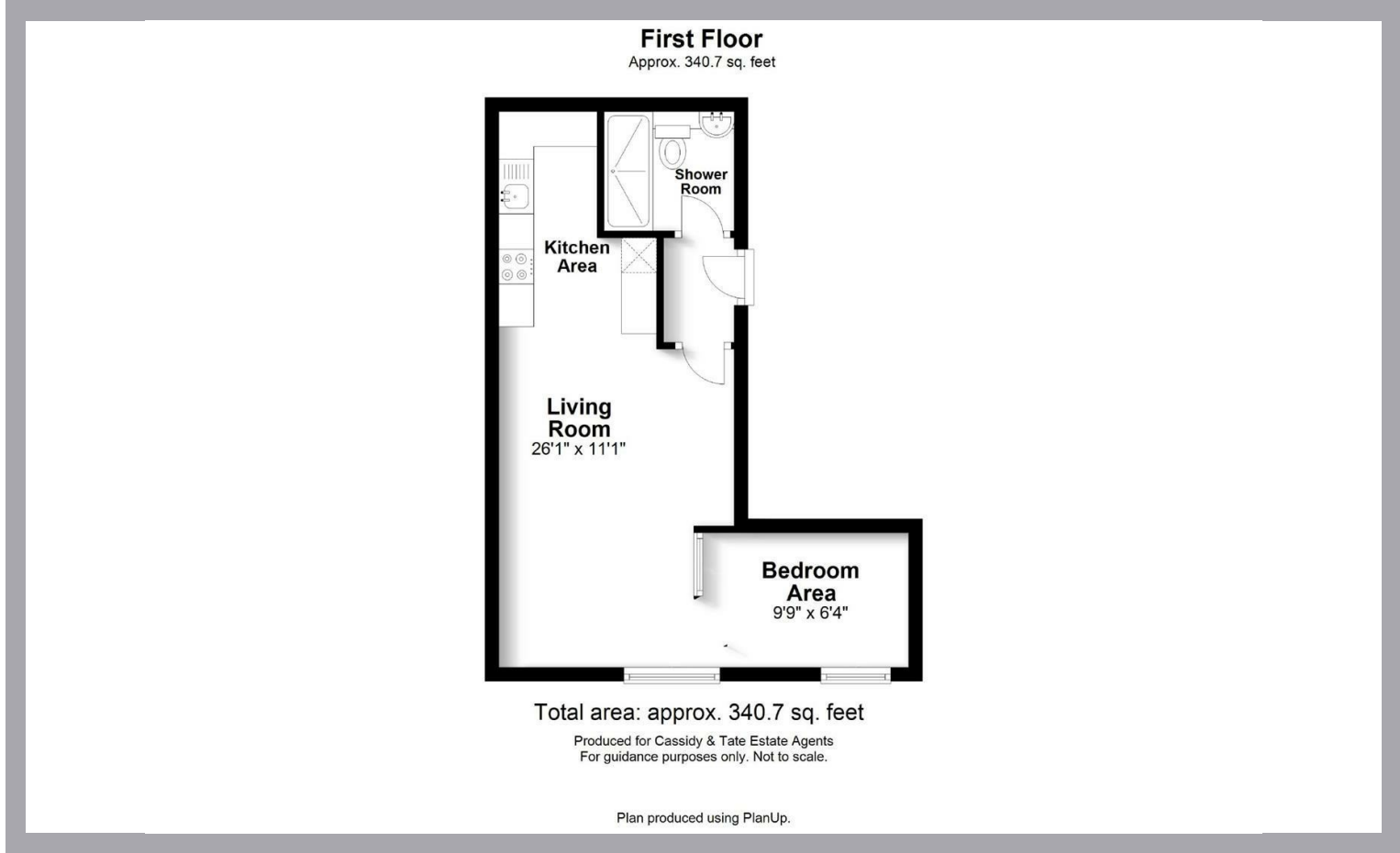
ST ALBANS

ALI 4JL

Guide Price £195,000

EPC Rating: G Council Tax Band:

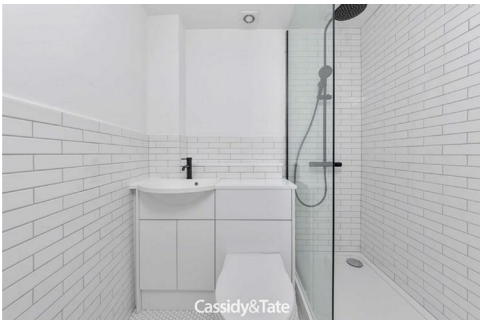




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Specialists in Bespoke Properties

- Brand New Conversion
- Ideal For First Time Buyer
- Open Plan Reception/Bedroom
- Stylish Shower Room
- First Floor Studio Apartment
- Walking Distance To Station
- Lovely Kitchen
- Build Zone 10 Year Warranty

Free Online Valuation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Award Winning Agency

