



2 bedrooms



2 bathrooms



1 reception



Balcony



Allocated Parking



EPC Band B

Leasehold

Council Tax Band:

D £2,257.13 (2025/2026)

Local Authority:

St Albans City & District Council



Stylish two-bed, two-bath duplex in Fleetville. High-end features, premium kitchen, custom wardrobes, elegant décor. Prime location for contemporary living.

Description

Occupying a delightful spot within a distinctive new-build development, this duplex apartment showcases exceptional attention to detail and modern comfort. The open-plan kitchen and living area is flooded with natural light from triple-glazed French doors leading to a private balcony. A high-spec kitchen includes integrated Bosch appliances, Quartz worktops, and sleek cabinetry, with storage cleverly integrated under the stairs. The upper level has two generous double bedrooms, each with bespoke handmade wardrobes and plantation-style shutters. The principal bedroom features a stylish en-suite shower room with premium CP Hart fittings, while the second bedroom has a chic en-suite bathroom, also by CP Hart, with a full bath and shower over. Additional touches include fitted carpets, custom decor throughout, and gas central heating. Highlights include an entrance hallway with oak-effect flooring, a separate cloakroom with contemporary finishes, and access to a part-boarded loft for extra storage. The apartment benefits from a secure communal courtyard, cycle storage, lift and stairs access, allocated parking, triple glazing, the balance of a new-build warranty, and a long lease.

Location

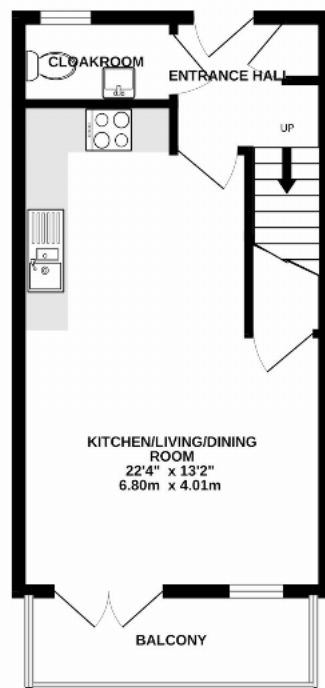
Walking distance to Morrisons, local buses, and under a mile to the train station. Easy reach of St Albans City Centre. Near top-rated schools from nursery to secondary, perfect for professionals, commuters, and families.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

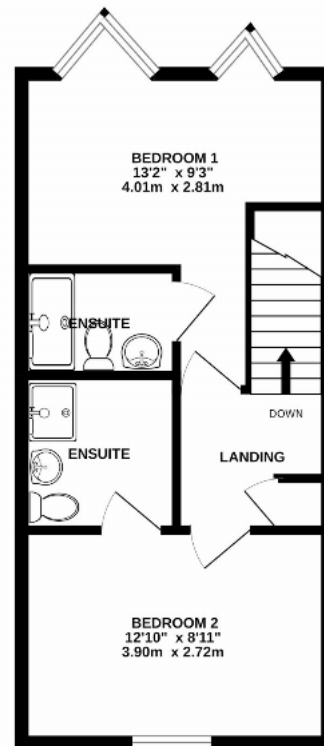








FIRST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



SECOND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

TOTAL FLOOR AREA: 710sq.ft. (66.0 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.