



2 bedrooms



2 bathrooms



2 receptions



Communal



Allocated Parking



EPC Band C

Council Tax Band:
F £3,260.30 (25/26)

Local Authority:
St Albans District Council



Impressive apartment in prestigious location with private balcony overlooking parkland. Two double bedrooms, spacious layout, allocated underground parking, Share of Freehold.

Description

Set in a highly regarded development off King Harry Lane, this lovely apartment enjoys an enviable position with stunning views over Verulamium Park. Enter through a well-maintained communal lobby with stairs leading to the first floor. The front door opens into a spacious hall with two storage cupboards. The bright living room at the rear offers an impressive, airy space opening into the dining area. Both rooms feature generously proportioned, low-silled windows providing wide-reaching treetop views and sliding doors onto the private balcony. The well-planned kitchen overlooks the park, offering ample space for appliances and plenty of storage in wall and base units. Both bedrooms, accessed from the hall, are excellent in size, accommodating a double bed with ease. The principal room boasts extensive fitted storage. A well-planned bathroom and separate shower room complete the layout. The apartment includes an allocated underground car parking space, with additional spaces for visitors.

Location

Hillcrest, off King Harry Lane, is set in communal grounds with mature trees. With gated access to Verulamium Park, St Albans city centre is reachable on foot. The mainline station, with fast links to London, and the Abbey Flyer Station are nearby.

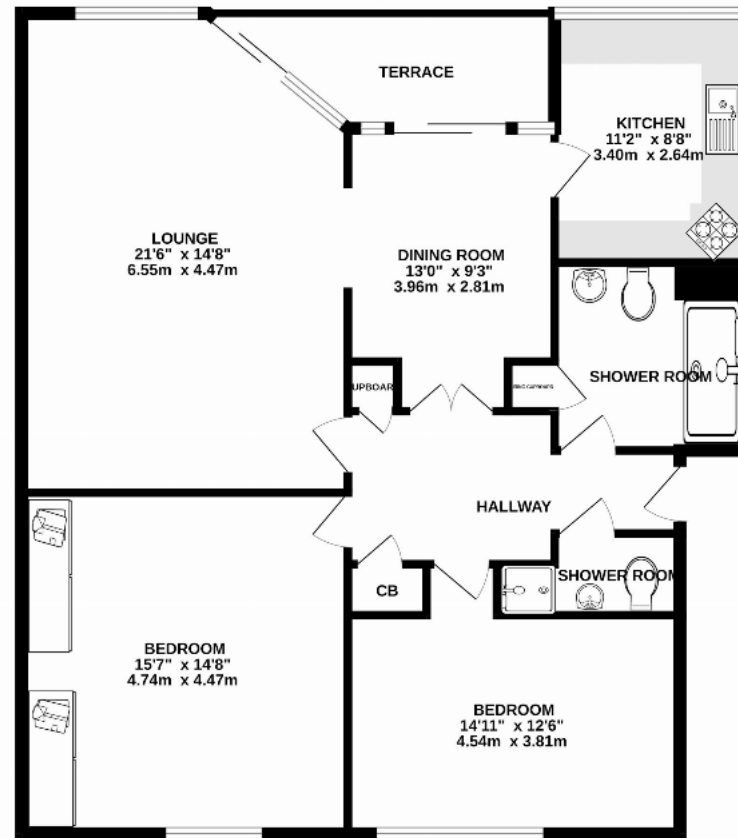
Buyers Information

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.









TOTAL FLOOR AREA : 1006 sq.ft. (100.9 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.