

2 Bedrooms



2 Bathrooms



1 Reception



Communal



Allocated Parking



EPC Band D

Leasehold

Council Tax Band: E £2,758.72 (2025/2026)

Local Authority: St Albans City & District Council





Hatfield Road, St Albans, AL1 3GS **Guide price of £450,000**

Stylish 2 bed apartment, over 900 sq.ft in a desirable central development, just a short walk from the mainline railway station.

Description

Offered to the market chain-free, this stunning ground floor apartment is located within a prestigious development, approximately 0.3 miles from the City station and within walking distance of the City centre. The property is beautifully presented throughout and offers an impressive, spacious living room featuring large windows providing plenty of natural light, semi-open plan kitchen with integrated appliances, a spacious principal bedroom with fitted wardrobes and an en suite shower room, a further good-sized bedroom and a contemporary bathroom. The property comes with an onsite gymnasium, well-tended communal gardens and one allocated underground parking space. Council Tax Band: E £2,758.72 (2025/2026) Service Charge: £3,625 per annum Ground Rent: £407.52 per annum

Location

Wakely Court at Oaklands offers a perfect blend of conservation and modern living in a mature setting. Ideally located for commuters, it's close to the mainline station and all that St Albans provides, from unique stores to high-street brands.





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.





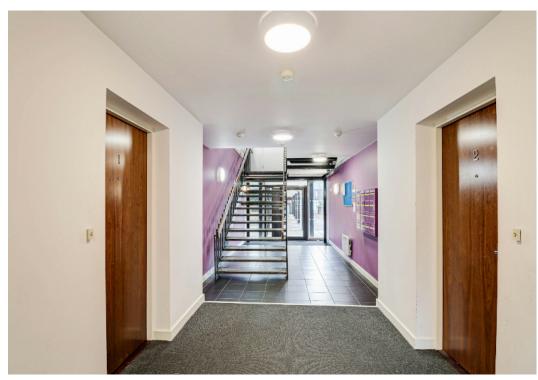


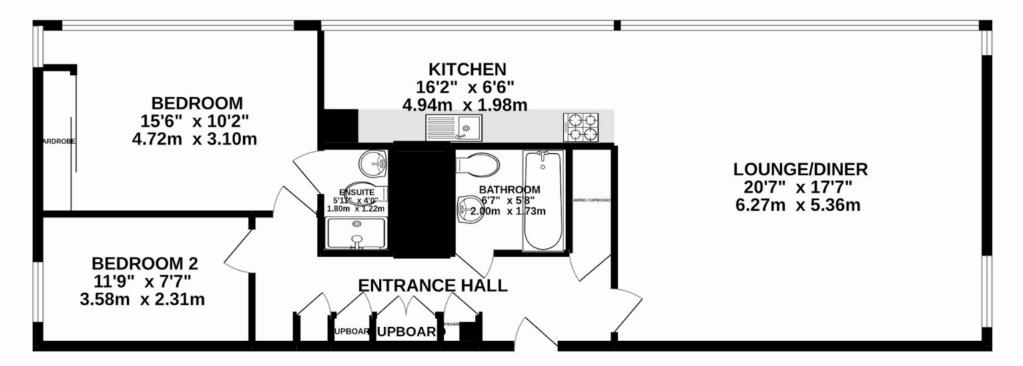












TOTAL FLOOR AREA: 903 sq.ft. (83.9 sq.m.) approx.

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.