



 2 Bedrooms

 1 Bathroom

 1 Reception

 Private Terrace

 Allocated Parking

 EPC Band C



Share of Freehold (962 years remaining)

Service Charge:  
£4,500.00 per annum

Council Tax Band:  
E £3,053.66 (2026/2027)

Local Authority:  
St Albans City & District Council

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Highfield Hall, Highfield Lane, Tyttenhangar, St. Albans, AL4 0LE  
**Guide price of £495,000**

**Stylish 2-bed apt in coveted Highfield Hall, St Albans, features bright open-plan living, balcony & tennis court access.**

### Description

Positioned within the sought-after Highfield Hall development in St Albans, this beautifully presented apartment offers an exceptional blend of space, light, and modern living, with the added benefit of share of freehold and allocated parking. The property features a generous open-plan living and dining area with vaulted ceilings and skylights that flood the space with natural light. The well-appointed kitchen provides ample storage and worktop space. There are two well-proportioned bedrooms, including a spacious principal bedroom with built-in storage, alongside a second bedroom suitable as a guest room or home office. A contemporary bathroom and substantial eaves storage add practicality. A private south-west facing terrace offers valuable outdoor living space. Residents benefit from well-maintained communal grounds and an exclusive on-site tennis court—a lifestyle feature rarely found in similar properties.

### Location

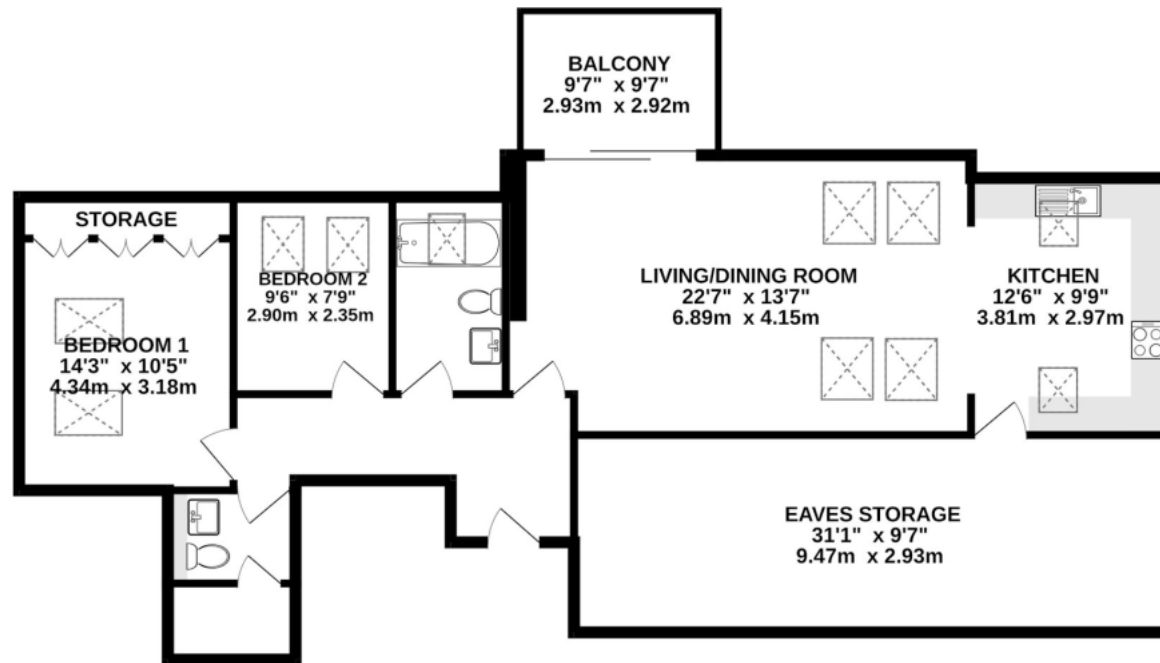
Situated in picturesque Tyttenhanger, Highfield Hall offers countryside charm with access to St Albans City Centre and Mainline Station. Close to M25, M1, A1, A414, and A41 roads. Nearby are a county pub, farm shop, and shops just over a mile away.



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: 1163 sq.ft. (108.0 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

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