



**HIGHFIELD LANE, ST. ALBANS  
OFFERS IN EXCESS OF £700,000 LEASEHOLD - SHARE OF FREEHOLD**

# HIGHFIELD LANE

St. Albans, Hertfordshire AL4 0LE

A stunning 3 bedroom apartment located to the east of St Albans, and only 3 miles from St Albans City Centre. The highly sought after Highfield Hall apartments are set in 8 acres of landscaped gardens.

Benefiting from over 2,100 sq. Ft this large apartment briefly comprises; grand double-vaulted 27' reception / dining room with working fire place, an ideal space for entertaining flowing through to the modern fully fitted kitchen, ample storage space and downstairs w/c.

To the first floor, the master bedroom has fitted wardrobes and an en-suite shower room, further double bedroom also fitted with wardrobes and a single bedroom. To complete the first floor is a family bathroom and a large mezzanine area which is currently being used as a home office.

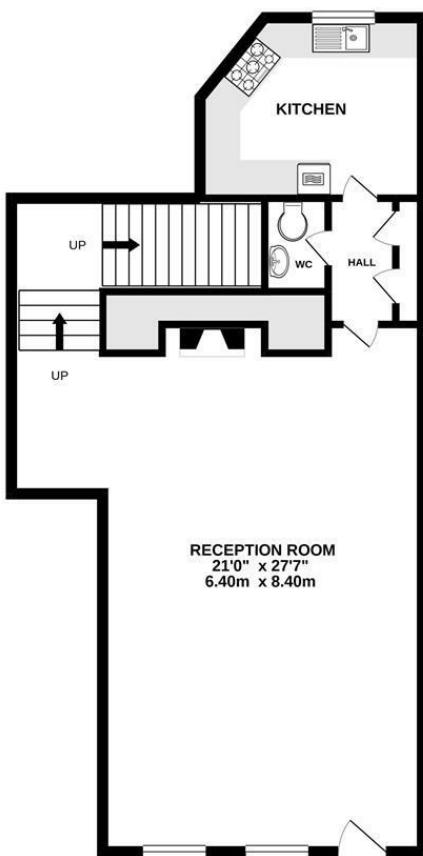
Highfield Hall has a history dating back to the 1800s and in the late 1980's, early 1990's was extended and converted into luxury apartments. The gardens are landscaped and the property comes with allocated parking spaces directly in front of this apartment to the rear along with guest parking to the front.

The apartments are set within approximate 8 acres of communal grounds including a tennis court all exclusive to the prestigious Highfield Hall manor house.

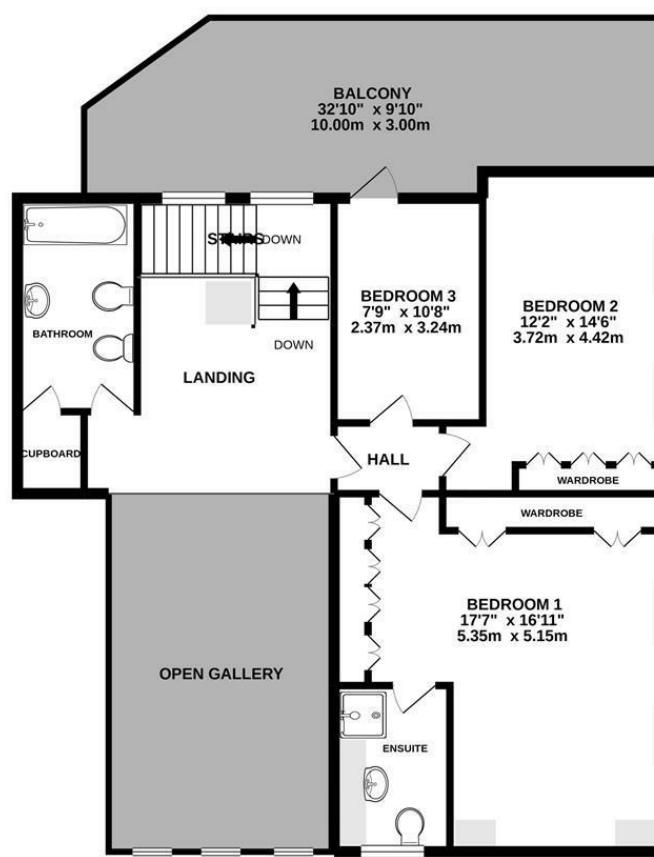
- Set amongst 8 Acres
- Tennis Courts
- Over 2,100 Sq.Ft
- Stunning Period Property
- 3 Bedrooms
- Allocated Parking
- Guest Parking



GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
1399 sq.ft. (130.0 sq.m.) approx.



TOTAL FLOOR AREA: 2142 sq.ft. (199.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

