3 Hansell Gardens, Sutton Road, St. Albans, AL1 5GF
Asking Price £375,000

space
estates.com

NO UPPER CHAIN! We are delighted to offer for sale a STUNNING one double bedroom ground floor apartment in this highly sought-after historic factory conversion. Completed in 2020 this stylish and unique development is located within within walking distance of the mainline train station, shops . Offering bight, modern accommodation with large feature windows, vaulted ceilings and mezzanine level over the bedroom. The property benefits from gated allocated parking and large communal hall with internal bike storage.

Leasehold Tenure with 122 years remaining.
Annual Ground Rent: £325.00.
Annual Service Charge: £885.15.
Council Tax Band C.

- NO UPPER CHAIN
- GATED PARKING
- VAULTED CEILINGS
- GROUND FLOOR APARTMENT
- FEATURE WINDOWS
- MODERN CONVERSION

Entrance Hall

Open Plan Kitchen / Living / Dining Room

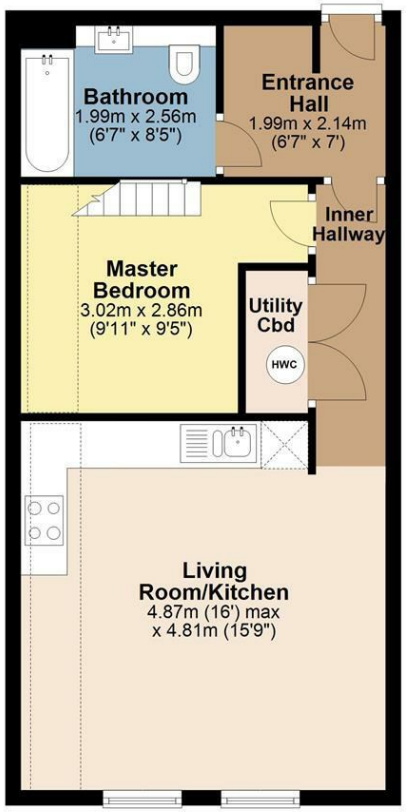
Double Bedroom

Mezanine Level

Bathroom

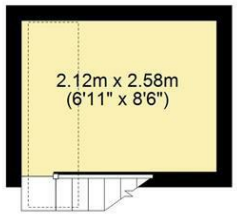
Ground Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



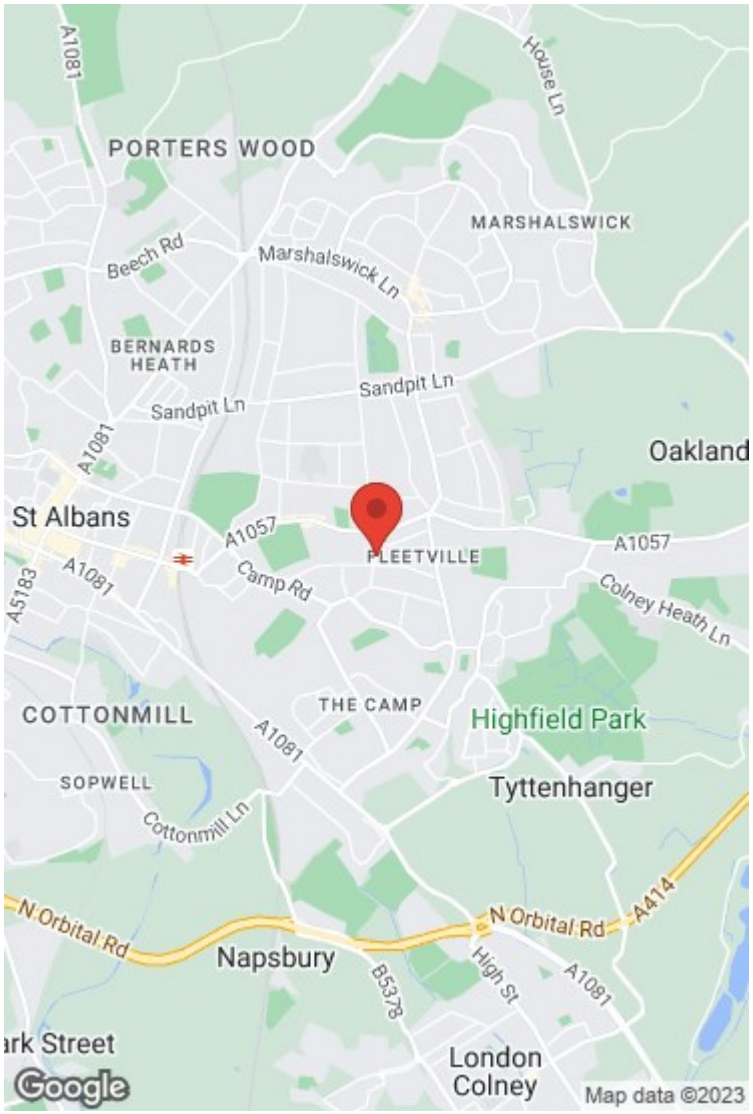
Mezzanine

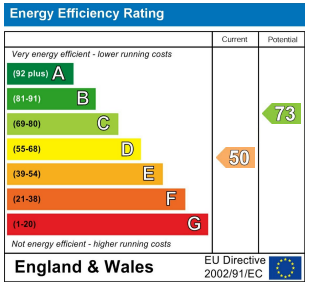
Approx. 5.5 sq. metres (58.9 sq. feet)

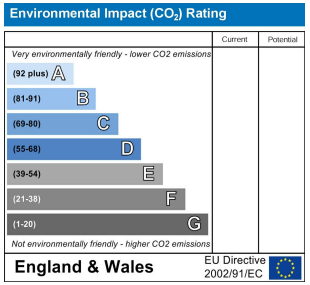


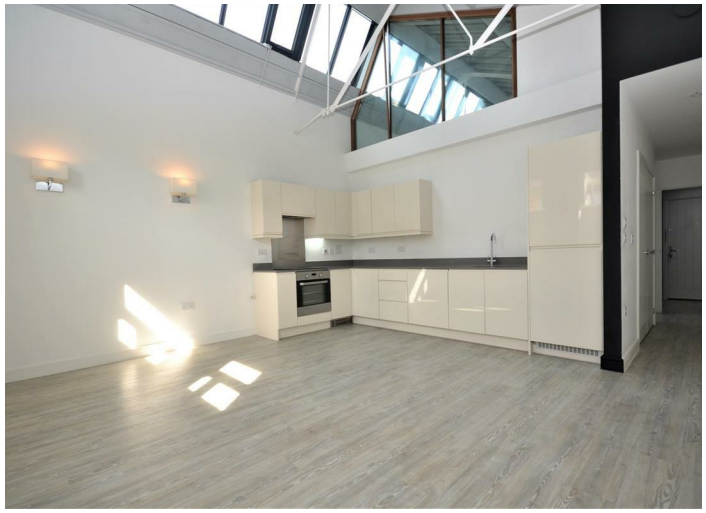
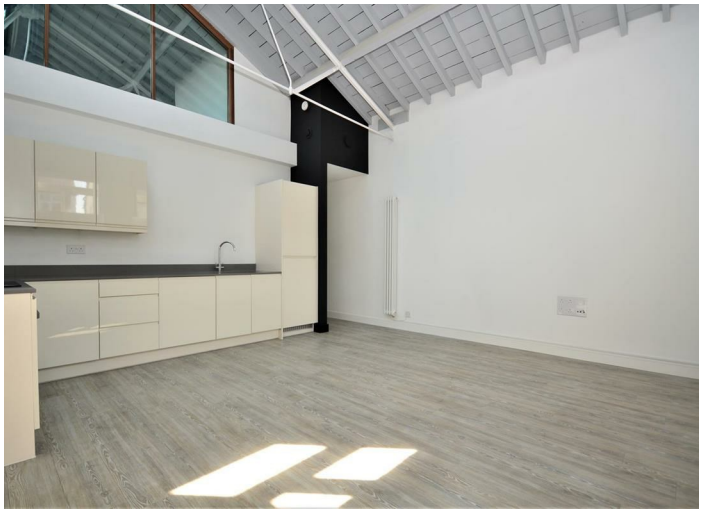
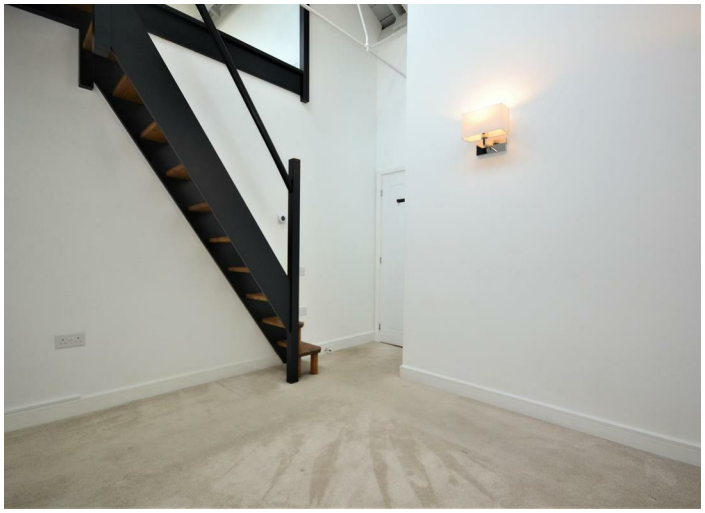
Total area: approx. 53.9 sq. metres (579.7 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

space estates.com

16 London Road, St Albans, Hertfordshire, AL1 1NG
Tel: 01727 581239 Email: sales@spaceestates.com
www.spaceestates.com