



**Connells**

Walnut Court The Hill  
Wheathampstead ST. ALBANS



### Property Description

Forming part of a stunning Victorian period home, this beautifully presented chain-free penthouse apartment is ideally located just a short walk from the vibrant High Street in the charming village of Wheathampstead.

This triplex apartment offers spacious and well-balanced accommodation throughout, including two large double bedrooms. The impressive dual-aspect living room is a particular highlight, filled with natural light and providing an exceptional space for both relaxing and entertaining. The dual-aspect kitchen/diner enjoys far-reaching views and creates a bright and welcoming environment for everyday living. A recently renovated shower room adds a stylish and contemporary finish, perfectly complementing the property's character features.

Externally, the property benefits from allocated parking as well as visitor spaces, offering convenience for both residents and guests.

Ideally positioned for families and professionals alike, the property is located in a desirable semi-rural setting within easy reach of village amenities including pubs, restaurants, shops, a post office and highly regarded schools, including St Helen's Church of England Primary School (approximately 0.4 miles) and St Albans High School Prep (approximately 0.5 miles). Wheathampstead village is within easy reach of both St Albans and Harpenden town centres which have an array of shopping and leisure facilities as well as mainline railway stations with direct access into London St Pancras.



## Hall

17' 9" max x 6' 11" max ( 5.41m max x 2.11m max )

## Landing

## Kitchen/Breakfast Room

20' 3" max x 7' 3" max ( 6.17m max x 2.21m max )

## Lounge

19' max x 15' 4" max ( 5.79m max x 4.67m max )

## Bedroom One

13' 3" max x 11' 11" max ( 4.04m max x 3.63m max )

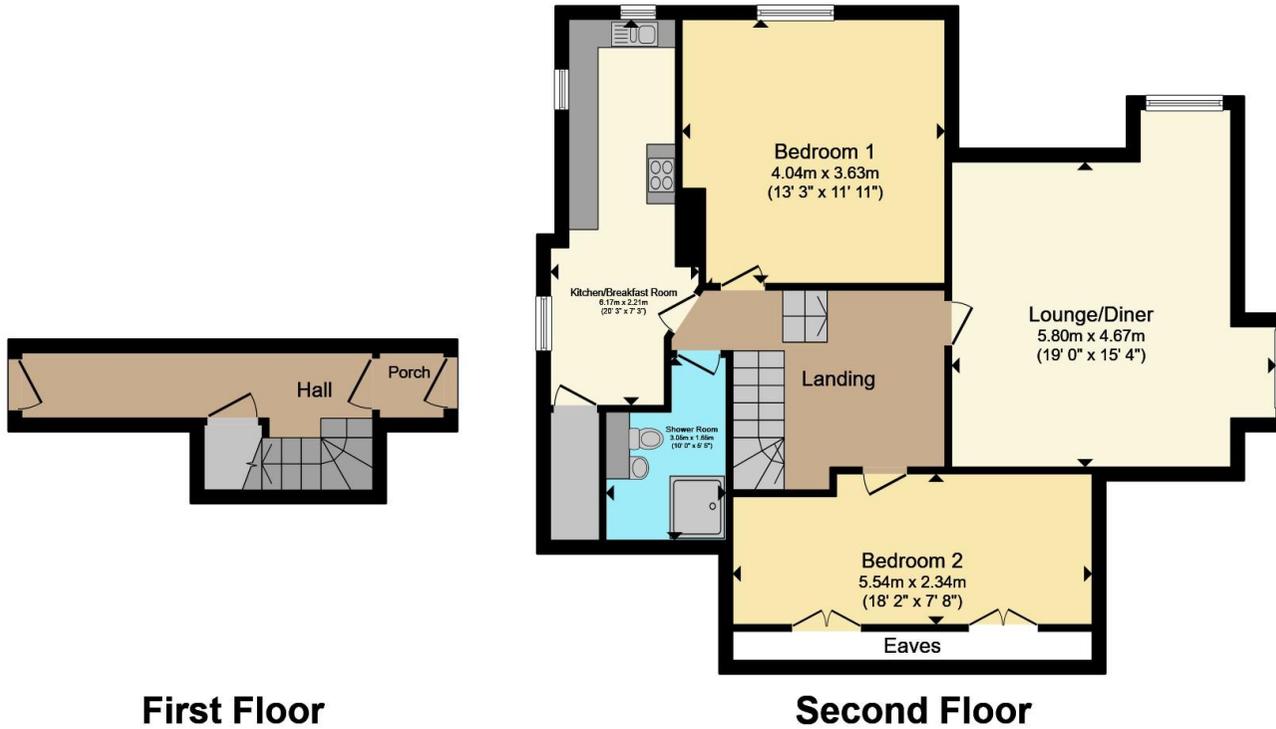
## Bedroom Two

18' 2" max x 7' 8" max ( 5.54m max x 2.34m max )

## Bathroom

10' max x 5' 6" max ( 3.05m max x 1.68m max )





Total floor area 107.3 m<sup>2</sup> (1,156 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 3758.16

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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