



King Harry Lane, St. Albans
Hertfordshire, AL3

HAMPTONS
INTERNATIONAL

Beyond your expectations

A four bedroom duplex apartment for the over 55's

Hamptons International

2 High St, St. Albans, Hertfordshire, AL3 4EL

Sales. 01727 890770

stalbans@hamptons-int.com

www.hamptons.co.uk

Ground floor entrance | 1st floor drawing room with balcony | dining room | kitchen | master bedroom with ensuite bathroom | bedroom 2 with ensuite shower | study | 2nd floor 2 further bedrooms 1 with ensuite shower room | large (18' x 12') storage space | communal gardens | separate garage

Guide Price £750,000 Leasehold

Description

We are offering for sale this 4 bedroom duplex apartment designed exclusively for the over 55s, these apartments are energy-efficient, easy to maintain and set in beautifully landscaped grounds. Finished with high quality fixtures and fittings and generously-proportioned rooms the property comprises, entry phone, living room, dining room, kitchen, study, four bedrooms, a large (18' x 12') storage space, three bathrooms, balcony terrace, separate garage and an estate management service. The Estate Manager handles the day-to-day administration of the development ensuring peace of mind for those who live there.

Location

Conveniently located close to the centre of St Albans, Eleanor Place in in easy reach of all this historic city has to offer.

St Albans provides a wealth of speciality boutiques, independent retailers and High Street names, as well as familiar supermarket brands, a twice-weekly street market, a twice monthly farmer's market and a variety of cafes, tea rooms, bars, pubs and restaurants.

With green open spaces to be found in the city's parkland you can stroll in the 100-acre Verulamium Park or relax in the nine-acre Clarence Park.

There are many historic sites such as the Abbey Gateway and the tower of Abbey Church, now St Albans

Cathedral, which were built using bricks from the Roman city.

At Albans is a city with a rich blend of past and present.

Located just 22 miles north of London, St Albans offers excellent transport links with easy access to the M1 and M25 and there are two mainline railway stations at St Albans City and St Albans Abbey.

Additional Information

St Albans City & District Council 01727 866100



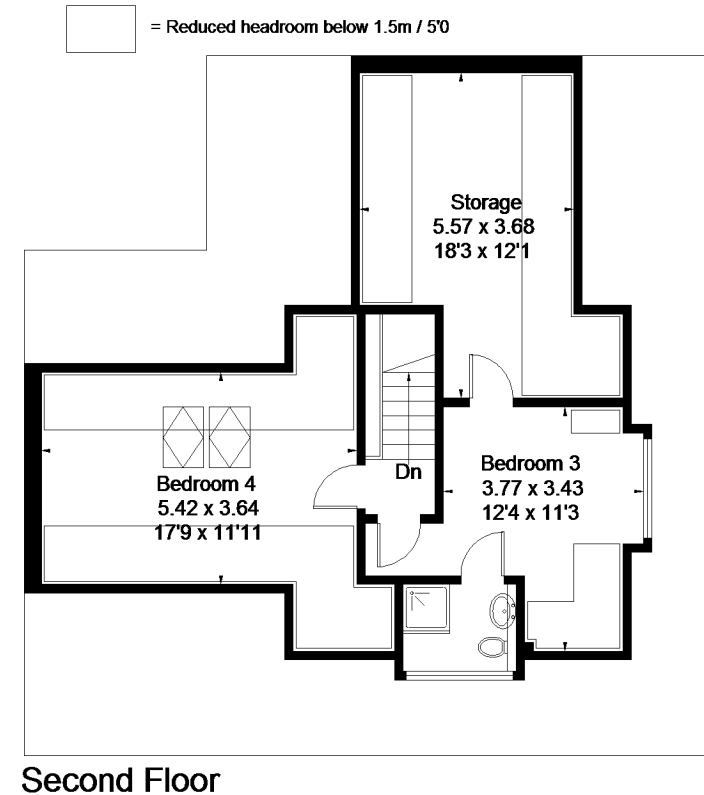
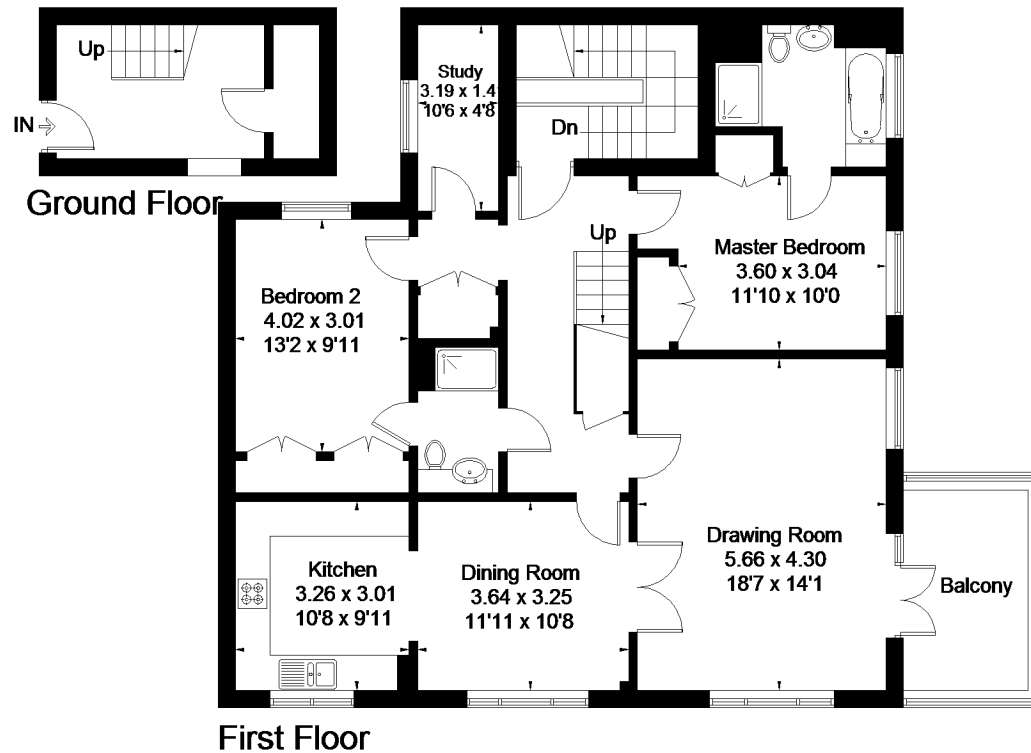
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
193.2 sq m / 2079 sq ft

Job Ref: 169945

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

