



Sutton Road, St. Albans, Hertfordshire, AL1 5GF    Asking Price £450,000    Leasehold

**Frost's**



A stunning two-bedroom, first floor apartment located within the highly sought-after Hansell Gardens development.

Hansell House is a refurbished Grade Two listed building which was once part of the Nicholson & Co garment factory dating back to beginning of the 20th Century.

The stylish property has vaulted ceilings throughout which makes the property feel and look open and spacious. The centre piece of this home is the large open plan lounge/kitchen area. The property is further benefited by two generously sized double bedrooms, modern en-suite to primary bedroom and an immaculate family bathroom.

Externally, there are beautiful communal areas and private parking for one car. Hansell Gardens is located just a short walk to the mainline station, local amenities and the city centre.

Energy Rating E

Council Tax Band C

Leasehold







## Features

- Two Bedroom
- Family Bathroom
- En Suite Shower Room
- First Floor Apartment
- Located in Hansell Garden Development
- Grade II Listed Building
- Private Parking for One Vehicle

## Lease Details

Lease Length: Approx. 121 Years Remaining

Service and Maintenance Charge: £1838.51 Per Annum

Ground Rent: £400 Per Annum

Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.



*Located within the highly sought-after Hansell Gardens development.*







*Featuring a large open plan lounge/kitchen area.*





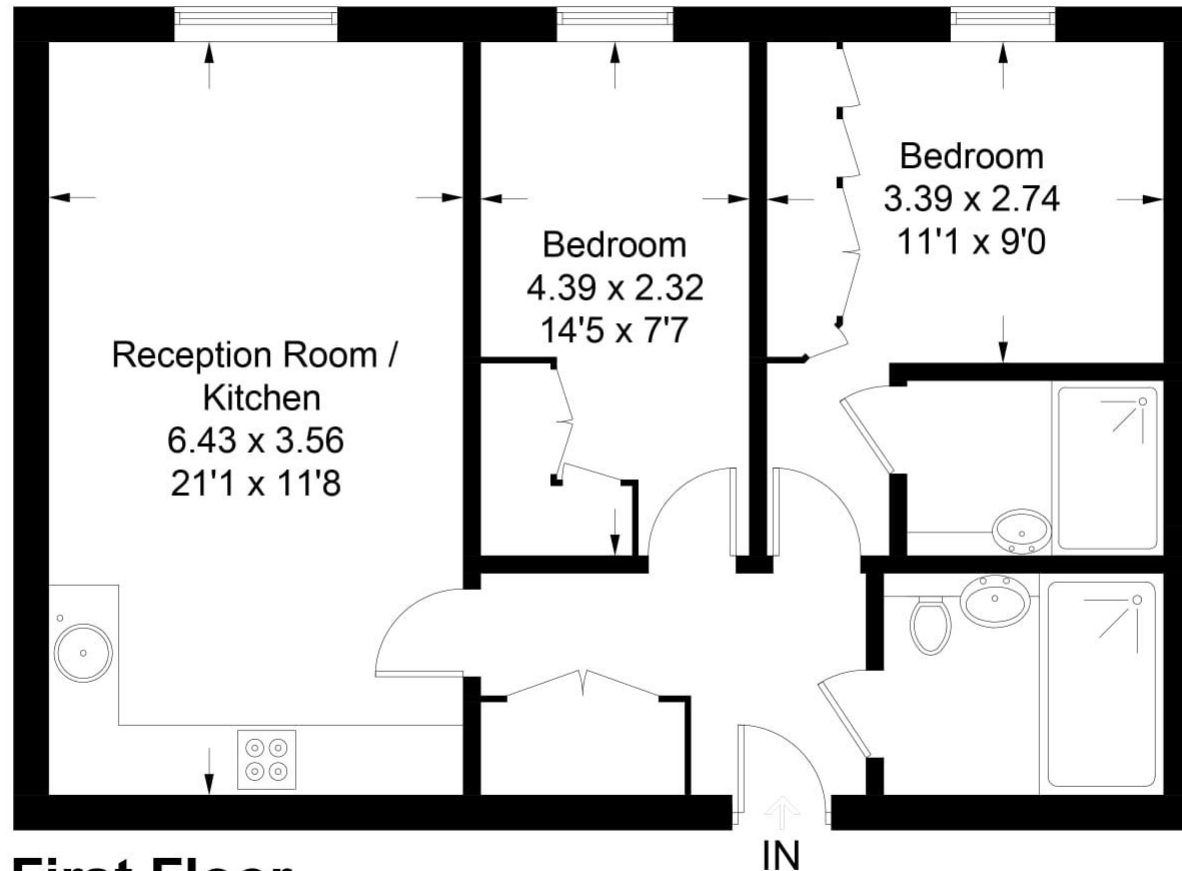






# Hansell Gardens

Approximate Gross Internal Area = 61.7 sq m / 664 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1064144)

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To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £60 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

