



2 Bedrooms



2 Shower Rooms



2 Reception Rooms



Allocated Underground  
Parking



Balcony & Communal  
Grounds



EPC Band C

Council Tax

Band F  
- £3,260.30 25/26

Local Authority

St Albans District Council  
Lease information: 999 years  
from 25<sup>th</sup> December 1971



Hillcrest, King Harry Lane, St Albans, AL3  
Guide Price £595,000 Share of Freehold



## Hillcrest, King Harry Lane, St Albans, AL3

An impressive apartment in a prestigious location with a private balcony overlooking parkland. This two double bedroom property has a spacious layout and the advantage of allocated underground parking and Share of Freehold.

- Two double bedrooms
- Private balcony
- Allocated underground parking
- Beautiful views
- Spacious accommodation
- Excellent location
- Communal Grounds

### Description

Set in a highly regarded development in a secluded location off King Harry Lane, this lovely apartment enjoys an enviable position within the building, with beautiful views over Verulamium Park. Entrance is through a well maintained communal lobby with stairs leading to the first floor, where the front door of the apartment opens into a large hall with two cupboards for storage. The bright living room is at the rear of the property, and this is an impressive, airy space which opens into the dining area. Both have generously proportioned, low silled windows giving wide reaching treetop views and sliding doors onto the private balcony. The kitchen also overlooks the park, and is well planned with ample space for appliances and plenty of storage in wall and base units. Both bedrooms are accessed from the entrance hall, they are an excellent size, easily able accommodate a double bed and the principal room has extensive fitted storage. A well planned shower room and a further separate shower room complete the layout. The apartment is sold with an allocated underground car parking space, and there are further spaces available for visitors.

### Location

Hillcrest is located off King Harry Lane and is set in pretty communal grounds with plenty of mature trees. The development has gated access directly into Verulamium Park and St Albans city centre is easily reached on foot from here. The mainline station is less than two miles away, where there are fast rail links directly into central London, and the Abbey Flyer Station is also within walking distance.

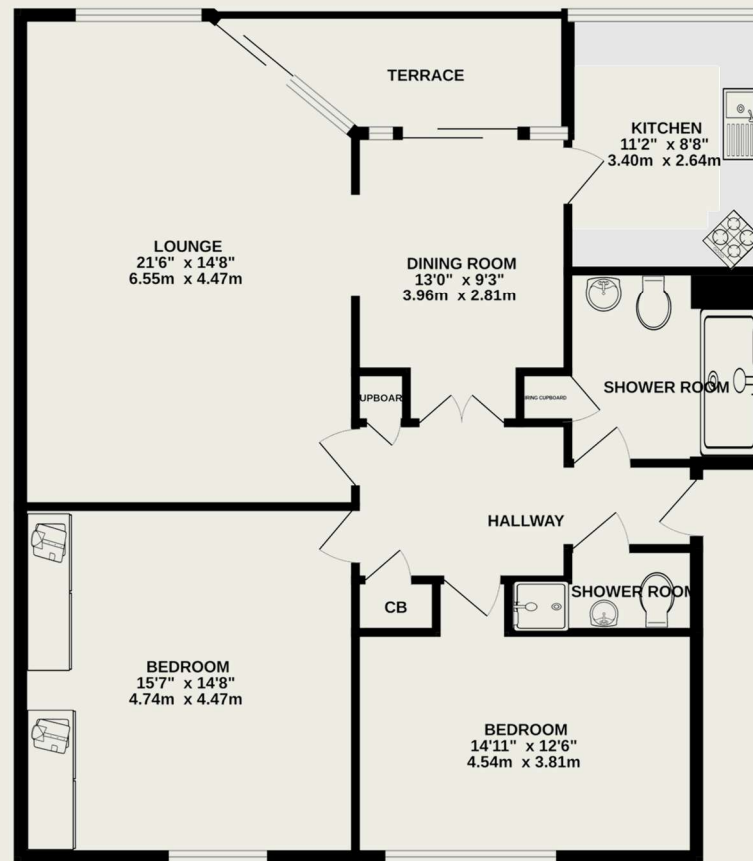






**Important Information**

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such