



HEARTWOOD
HOMES

Vita House, Charrington Place, St. Albans, AL1 3GX

£400,000

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Perched on the top floor, this stunning apartment offers not only style and space but also a lifestyle to match. With a wraparound roof terrace overlooking the treetops, it's the perfect spot for morning coffees, summer dinners with friends, or simply unwinding above the city.

Tucked within the ever-popular Charrington Place development, you're just moments from St Albans station – ideal for an easy commute straight into London via St Pancras International. And when it's time to relax, the vibrant city centre is only a short stroll away, brimming with shops, cafés, pubs, and restaurants to suit every taste.

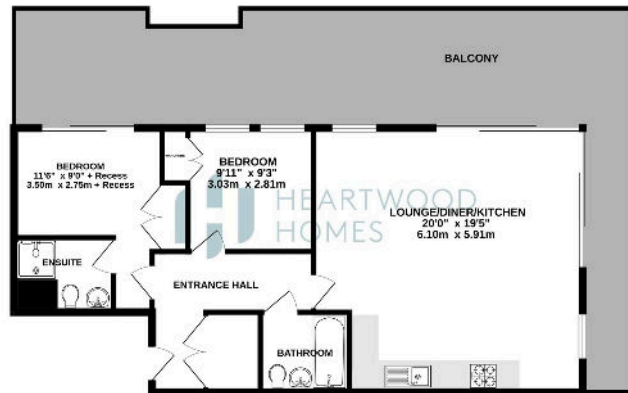
Inside, the apartment has been designed for modern living. A welcoming hallway leads into a bright, open-plan kitchen, living and dining space, where large windows and doors invite in the light and flow seamlessly onto the terrace – a natural extension of your home. The main bedroom comes complete with a stylish en-suite, while a second bedroom and a beautifully finished bathroom make it perfect for sharing, hosting guests, or even working from home.

With secure entry, lift access, landscaped communal gardens, and your own allocated underground parking space, this apartment blends comfort, convenience, and contemporary design.

A superb choice for professionals, commuters, or anyone looking to enjoy the very best of St Albans city lifestyle.



2ND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.
MEASURED IN ACCORDANCE WITH THE SURVEYING ACT 1936 AND THE SURVEYING ACT 1954. THE MEASUREMENTS ARE GIVEN FOR INFORMATION ONLY AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE MEASUREMENTS ARE GIVEN FOR INFORMATION ONLY AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE MEASUREMENTS ARE GIVEN FOR INFORMATION ONLY AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY.



- Stunning top floor apartment with wraparound roof terrace and treetop views
- Just moments from St Albans mainline station with direct links to London St
- Bright open-plan kitchen, living and dining area with doors opening onto the terrace
- Secure communal entrance with lift access to all floors
- Ideal for professionals, commuters, or investors seeking a contemporary city lifestyle
- Perfect outdoor space for morning coffees, summer dining, or evening relaxation
- A short stroll to the vibrant city centre with shops, cafés, pubs, and restaurants
- Main bedroom with stylish en-suite plus a second bedroom and family bathroom
- Well kept communal gardens and allocated underground parking space
- EPC Grade D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	