



HEARTWOOD
HOMES

Charrington Place, St. Albans, AL1 3FZ

Offers Over £450,000

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We are delighted to present this beautifully appointed two bedroom, two bathroom apartment, set on the second floor of an elegant and highly regarded development in one of St Albans' most desirable locations. Offered with no onward chain.

The property offers a welcoming entrance hall leading into a bright and spacious open-plan kitchen and living area—perfect for both relaxing and entertaining. There are two generous double bedrooms, including a master with its own en-suite, along with a well-proportioned family bathroom.

A standout feature of this home is the impressive rooftop terrace, offering stunning views across St Albans and an ideal space for outdoor dining and entertaining during the warmer months.

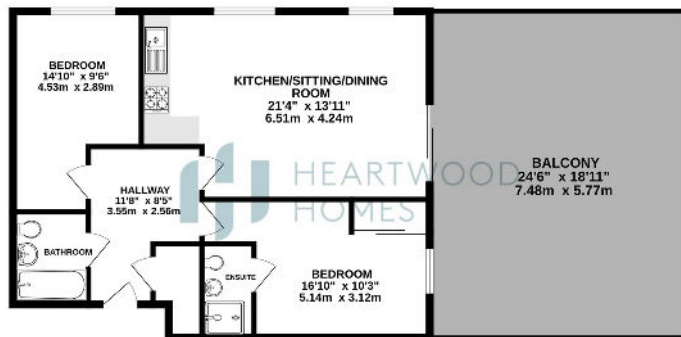
Additional benefits include secure underground parking, lift access to all floors, and a video entry system for added peace of mind.

Barcino House is perfectly positioned within easy reach of the city centre's vibrant shops, restaurants, and leisure facilities, and is just a short walk from the mainline station, providing fast connections to London in approximately 25 minutes.

Accommodation comprises: communal hallway, entrance hall, open-plan kitchen/living/dining area, two bedrooms, en-suite, bathroom, rooftop terrace, and underground parking.



SECOND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.
Measurements are for internal space only and do not include the area of the balcony or other external spaces. The area of the balcony is included in the overall floor area. The area of the balcony is included in the overall floor area. The area of the balcony is included in the overall floor area.



- Beautifully presented two-bedroom, two-bathroom apartment
- Located on the second floor with lift access
- Bright and spacious open-plan kitchen, living, and dining area
- Modern family bathroom and welcoming entrance hall
- Conveniently located close to the city centre and mainline station
- Impressive rooftop terrace with stunning views
- Situated in one of St Albans' most sought-after locations
- Two generous double bedrooms, including a master with en-suite
- Secure underground parking & lift access to all floors
- EPC

