

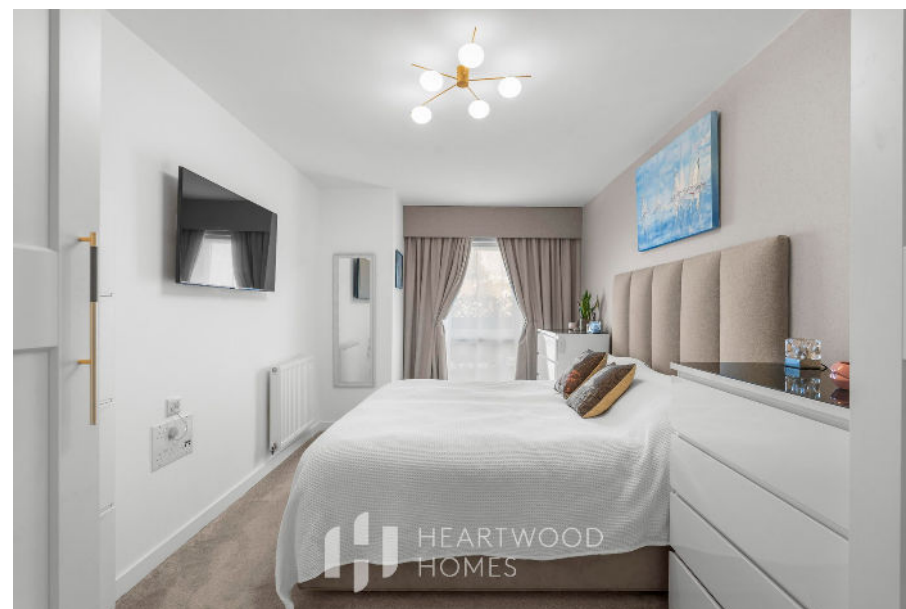


HEARTWOOD
HOMES

The Approach, Perham Way, London Colney, St Albans, AL2 1FU

£275,000

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Set within a desirable modern development, this beautifully presented one-bedroom ground floor apartment was originally the show home, offering a stylish, low-maintenance residence designed around easy everyday living. Built in 2024, the property still has just under eight years remaining on its new-build warranty, offering added reassurance for the years ahead.

Tucked away in a quiet cul-de-sac, it's just a few minutes' walk from the high street. The location is ideal for those looking to combine convenience with a relaxed lifestyle. Highly regarded schools are within walking distance, while M&S and Sainsbury's are close by for the everyday essentials. There is also a great choice of restaurants, cafés, gyms and leisure facilities nearby, making it easy to fit work, exercise, coffee stops and weekends out around your day. For nature lovers, Albans Lakes are within an easy walk. For commuters, motorway links are readily accessible, while the historic centre of St Albans, with its independent shops, restaurants, bars and cultural attractions, is just a short drive away.

Inside, a welcoming entrance hallway provides excellent built-in storage, including a useful utility cupboard with space for a separate washing machine and tumble dryer, cleverly keeping appliance noise tucked away from the living spaces. The open-plan kitchen, dining and lounge area creates a bright and sociable setting, equally suited to a quiet evening at home or entertaining friends.

The modern kitchen has been thoughtfully incorporated into the open-plan layout, keeping the whole space feeling connected and easy to enjoy. Wide French doors open directly onto the private terrace, bringing plenty of natural light into the room and creating a natural extension of the living space. Whether it is morning coffee in the fresh air and sunshine, a relaxed weekend brunch or drinks with friends on a summer evening, the terrace adds another dimension to the home.





- Modern one-bedroom ground floor apartment, built in 2024
- Bright open-plan kitchen, dining and living space
- Generous built-in storage in both the hallway and bedroom
- Stylish modern family bathroom
- Convenient location close to schools, shops, restaurants, leisure facilities, motorway links and St Albans
- Peppercorn ground rent and a 995 Year Lease
- Wide double doors opening onto a private, low-maintenance terrace
- Contemporary kitchen designed for easy everyday living and entertaining
- Well-kept communal areas surrounding the development, allocated parking and bike storage included

