



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Hansell Gardens, Sutton Road, AL1 5GF
Asking Price £350,000

No Upper Chain - Set within a striking warehouse conversion, this impressive ground floor apartment offers over 600 sq. Ft. of beautifully designed living space. Boasting vaulted ceilings, an abundance of natural light, and high-spec finishes throughout, the property perfectly blends contemporary style with character features.

The spacious open-plan layout flows seamlessly into a modern kitchen and generous living area, with direct access to a private rear patio – ideal for entertaining or relaxing outdoors. A long hallway leads to a well-proportioned bedroom, a sleek bathroom, and useful storage. Additional highlights include gated allocated parking and the peace of mind of a secure development.

Located in the heart of Fleetville on Sutton Road, Hansell House is moments from an array of independent shops, cafés, and restaurants. The Alban Way provides a scenic and traffic-free route to both the train station and city centre, while Clarence Park offers a beautiful green space just a short walk away.

Tenure: Leasehold

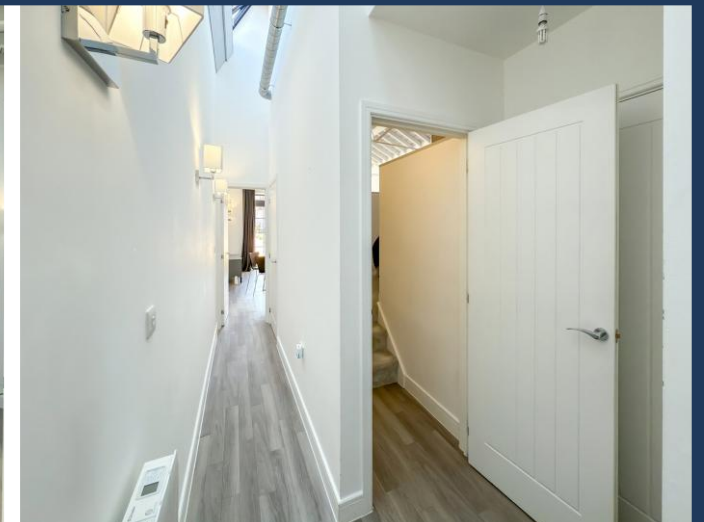
Term of Lease: 125 Years From January 2018

Service Charge: £1,000pa for 2025

Ground Rent: £350pa for 2025

Council Tax Band: C

EPC Rating: E





Ground Floor

Approx. 56.1 sq. metres (604.3 sq. feet)



Total area: approx. 56.1 sq. metres (604.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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