



HEARTWOOD  
HOMES

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## Gabriel Square, St Albans, AL1 3AS

A stunning and sizeable one bedroom high tech apartment, set in the prestigious Gabriel Square development to be sold with long lease. Ideally situated only a short distance from the mainline station and the St Albans vibrant City Centre, with its wide variety of shopping facilities, eateries and pubs.

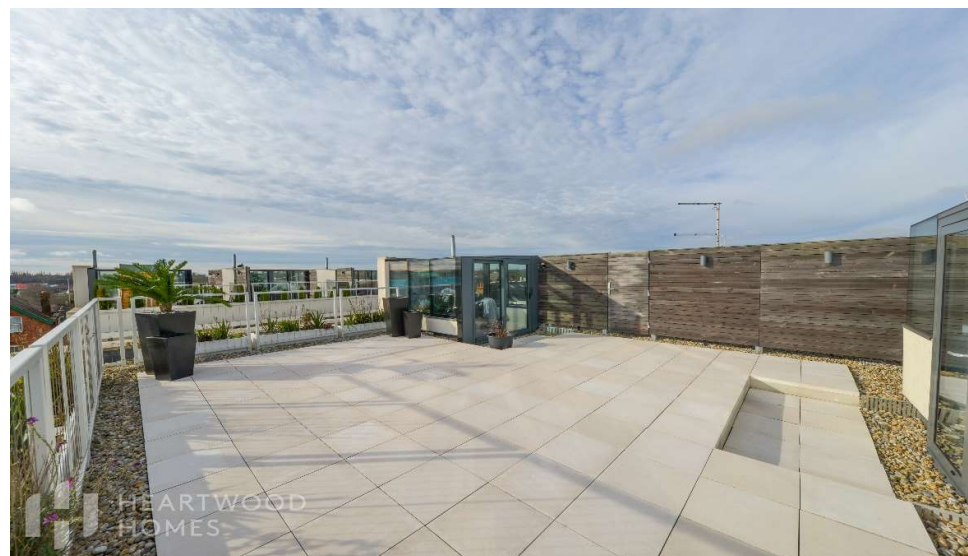
This beautiful home offers bright and spacious accommodation, you start in the entrance hall with ample storage space and access to all rooms. The amazing open plan kitchen/living/dining room has attractive views over the central square and is fitted with a high-spec Poggenpohl kitchen. Furthermore, there is a large double bedroom with fitted wardrobes and a modern bathroom.

The property boasts high specification fixtures and fittings; underfloor heating throughout, a video entry system and a Control4 Smart Home System enabling homeowners to control the lights, blinds, heating and the main door entry system remotely. There is also secure underground allocated parking.

There is shared access to a wonderful roof top terrace offering fantastic views over the central square at the heart of the development designed to encourage both formal and informal relaxation. Gabriel Square residents also covered by CCTV and benefits from an on site security guard.

Please call today to book your appointment to view this lovely home.





#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.





GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	83	83
EU Directive 2002/91/EC		

