



Connells

Old Electricity Works Campfield Road
St. Albans

Old Electricity Works Campfield Road St. Albans AL1 5HT

For Sale
£311,500



Property Description

This stunning second-floor 1-bedroom apartment has been expertly designed to maximise space and natural light, featuring a bright open-plan layout and a private balcony for outdoor relaxation. Internally, it offers a high-spec finish throughout, including a designer handleless kitchen with quartz worktops and Bosch integrated appliances, Amtico flooring, and a fully tiled luxury shower room with a large frameless glass shower. Energy-efficient design includes underfloor heating in the shower room for added comfort.

Development Overview

Old Electricity Works is a landmark development offering a stylish mix of 1, 2, and 3-bedroom apartments and townhouses. Each home has been exquisitely designed to maximise space and natural light, finished to a superior specification with designer kitchens, quartz worktops, fully tiled bathrooms, Amtico flooring, and fitted wardrobes. Residents benefit from beautifully landscaped communal gardens, an on-site concierge, and remote-controlled gated vehicle entrance. A select number of homes include secure undercroft parking and private outdoor spaces such as balconies, terraces, or gardens. Located in the historic city of St Albans, just a 12-minute walk from the mainline station, with excellent road links via M1 and M25.

specification

Kitchen

Fully fitted designer handleless kitchen with cashmere-coloured units

Quartz worktop and matching splashbacks

Bosch integrated appliances including oven, ceramic hob, fridge/freezer, washer/dryer, dishwasher

Stainless steel under-mounted sink with polished chrome mixer tap

Extractor hood

Shower Room

Fully tiled with Premier Stone tiles

Large walk-in shower with frameless glass screen

Armera Opa vanity unit

Duravit wall-hung WC

Hansgrohe taps and shower fittings

Mirrored cabinet

Underfloor heating for added comfort

Duravit bath to flats with two bathrooms

Flooring

Amtico Barrel Grey flooring to lounge, kitchen and hallway

Premier Stone floor tiles to shower room

Cormar Tortilla carpet to bedroom

Bedrooms

Cashmere-coloured matt wardrobe doors to master bedroom

Including second bedroom in 3-bedroom apartments

Electrics & Technology

Spotlights to kitchen and shower room

Wired for Sky Q

TV points in lounge and bedroom

USB points in lounge and bedroom

Heating

Electric boiler with designer radiators

Underfloor heating to shower room

Finishes

Designer colour palettes to walls, skirting and architraves

High-quality firecheck painted doors in white with chrome ironmongery

Amenities

Private balcony

Concierge service

Landscaped communal gardens

Secure undercroft parking available on

selected plots

Remote-controlled gated vehicle entrance

Cycle storage

CCTV coverage

10-year Checkmate warranty

Connections

By Train

St Albans City Station - approx. 12-minute walk

London St Pancras - approx. 22 minutes

Farringdon - approx. 27 minutes

City Thameslink - approx. 29 minutes

By Road

Excellent access to M1 (Junction 6) and M25 (Junction 21)

Approx. 25 minutes to Luton Airport

Convenient routes to Central London

About The Area

Located in the historic and cultural city of St Albans, this development offers the perfect blend of heritage and modern living. The city is renowned for its stunning cathedral and medieval streets, while Verulamium Park provides Roman ruins, a picturesque lake, and a museum. Residents can enjoy boutique shopping and high-street names at The Maltings and Christopher Place, alongside a vibrant dining scene featuring The Ivy, Côte Brasserie, Lussmans, and independent gems like Dylans at The Kings Arms. Nightlife includes cocktail bars, traditional pubs, and clubs, ensuring something for everyone. Families benefit from excellent schools such









First Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



Total area: approx. 53.1 sq. metres (571.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not prices. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest point and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Old Electricity Works

To view this property please contact Connells on

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating:
Exempt

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/STA317464](https://www.connells.co.uk/Property/STA317464)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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