



HEARTWOOD  
HOMES



# The Old Hat Factory, Inkerman Road, St. Albans, AL1 3BB

Offers Over £550,000

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This stylish and spacious chain-free, two double-bedroom apartment is located in the beautifully converted Old Hat Factory, right in the heart of the vibrant City Centre. It's tucked away in a lovely residential area, just a short stroll from the station and surrounded by a great selection of shops, pubs, and restaurants.

Step inside through the communal entrance then upstairs into your own private hallway, where you'll find a modern, open-plan kitchen, dining, and living area. With its high ceilings, large factory-style windows, and sleek design, this space is perfect for entertaining. The kitchen comes fully equipped with top-quality appliances.

Both bedrooms are fitted with wardrobes, with the main bedroom benefiting from an en-suite wet room. There's also a spacious family bathroom.

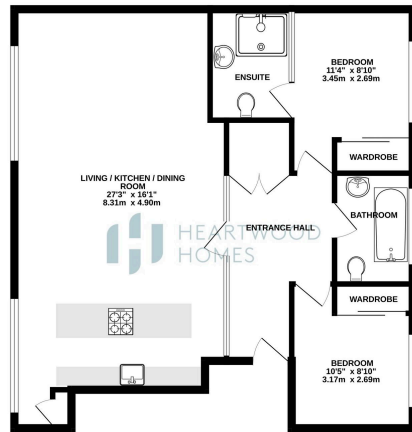
As a bonus, the apartment comes with its own allocated off-street parking space.

Get in touch today to arrange a viewing of this amazing property, ideal for commuters and those looking to enjoy modern city living.





2ND FLOOR  
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 810 SQ. FT. (75.3 SQ.M.) APPROX.  
While every attempt has been made to ensure the accuracy of the figures contained here, responsibility for errors or omissions remains that of the client. These figures are not intended to be used as a basis for any legal proceedings. The client should verify the accuracy of these figures before entering into any contract.



- Chain-free for a hassle-free move
- Located in the converted Old Hat Factory
- Open-plan kitchen and living area, great for entertaining
- Modern kitchen with high-end appliances
- Allocated off-street parking space included
- Close to the city centre and the station
- Stylish and spacious two double-bedroom apartment
- High ceilings and large factory-style windows
- Main bedroom with en-suite wet room
- EPC Grade C

