


Trinity Court
Newsom Place
Manor Road
St Albans
AL1 3FT

 1 Bedroom

 1 Bathroom

 1 Reception Room

 Allocated Underground
Parking

 Communal Gardens

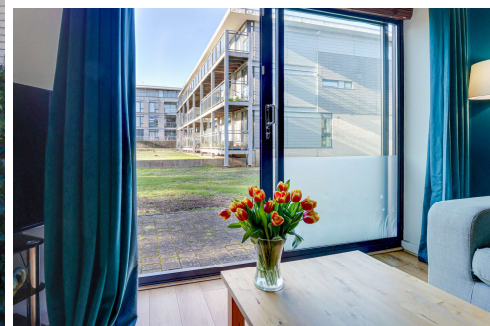
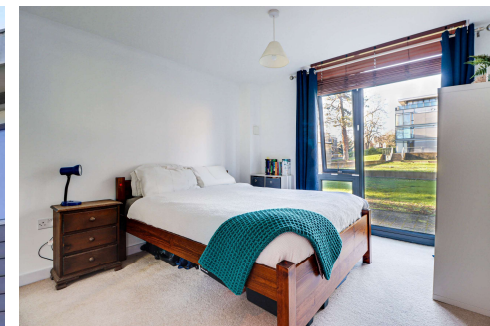
 EPC Band C

Council Tax
Band: C £1,915.66 (2024/2025)
Local Authority
St Albans City & District Council
Service/Maintenance Charge:
£3,987.73 per annum

Ground Rent: £322.44 per annum

Guide Price
£285,000 Leasehold

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A stylish ground floor one bedroom apartment, forming part of a contemporary modern development, just moments from the City centre and the mainline railway station.

Description

This impressive apartment is flooded in natural light and has a modern open-plan feel.

Accessed via a communal entrance with security entry system, the accommodation includes a spacious hallway with a storage cupboard housing the boiler, an open-plan living space which includes a modern kitchen with integrated appliances, a double bedroom with fitted wardrobes and a family bathroom.

The property further benefits from an underground allocated parking space, exclusive gym membership and well-kept communal gardens.

Agents Note

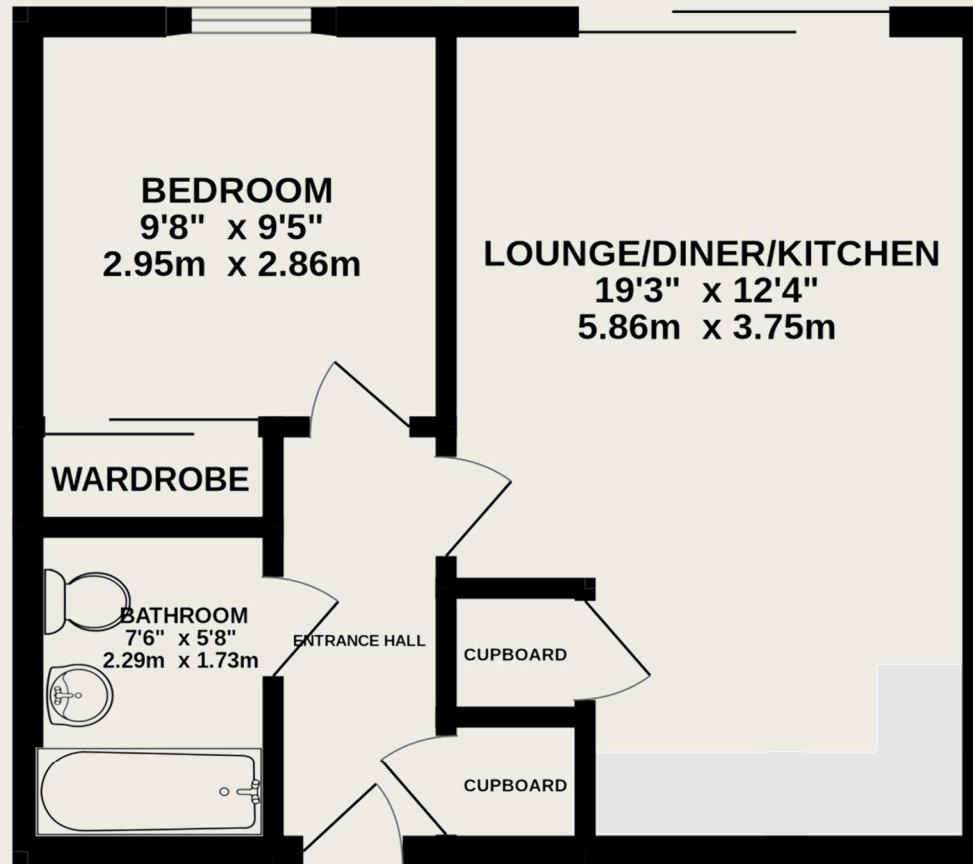
Please note that the service charge total is higher this year due to a contribution to completed works on the roof.

Location

Trinity Court is situated on the edge of this popular development which is just a short walk to the mainline railway station and the vibrant City centre with its wide variety of shopping facilities, restaurants and bars.

Tenure

Leasehold, 130 years from 1st January



TOTAL FLOOR AREA : 423 sq.ft. (39.3 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information

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