



Newsom Place, St. Albans
£950 PCM *

BELVOIR!

- ONE BED APARTMENT
- DESIRABLE NEWSOM PLACE DEVELOPMENT
- AVAILABLE BEGINNING JULY
- UNFURNISHED
- RENT INCLUDES GYM MEMBERSHIP
- 0.2 MILES OF ST ALBANS CITY STATION
- CITY CENTRE LOCATION
- IDEAL FOR COMMUTERS
- SORRY NO SMOKERS OR PETS
- EPC: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	60
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Belvoir St Albans are delighted to offer this MODERN UNFURNISHED ONE BEDROOM ground floor apartment located within this DESIRABLE CITY CENTRE DEVELOPMENT. The apartment comprises an OPEN PLAN LIGHT AND BRIGHT LIVING ROOM/KITCHEN with integrated appliances, modern shower room and double bedroom with fitted double wardrobe. The property further enjoys a communal lounge area and also INCLUDES MEMBERSHIP TO THE ON SITE GYMNASIUM SOLELY FOR THE USE OF RESIDENTS (there is an additional one-off induction cost to be paid by the occupants). IDEAL FOR SINGLE/PROFESSIONAL COUPLE & COMMUTERS.

Nellis Hall is set within well maintained communal gardens and is ideally located 0.2 MILES FROM ST ALBANS CITY STATION with fast rail links to London St Pancras, Farringdon and Blackfriars. The historic city centre of St Albans is conveniently located within walking distance and offers an extensive range of shops, restaurants and leisure facilities.



* Tenant fees - a holding deposit as defined in the Tenant Fees Act 2019 legislation will be collected on application.

Property details – although these details are believed to be correct, they are not guaranteed. Applicants should satisfy themselves as to their accuracy. Any sizes given are approximate dimensions.

58 St Peter's Street, St Albans, AL1 3HG

Tel: 01727 634888

stalbans@belvoir.co.uk

BELVOIR!

