



Newsom Place, St Albans



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**Guide price £275,000**

- Ground Floor Apartment
- Open Plan Kitchen/Living Space
- Double Bedroom
- Parking
- Close to Station
- Popular Location
- Leasehold
- No Upper Chain





A well-presented ground floor apartment located in the sought after Newsome Place in the heart of St Albans. Only a short walk from the City centre and a few minutes walk to the main train station for a 20 mins train link into London St Pancras.

The property is briefly comprised of one double bedroom with a fitted wardrobe, open-plan lounge with modern fitted kitchen (ideal for entertaining) and a stylish bathroom with a shower over the bath. Additional features include an allocated parking space, secure phone access, storage and access to a resident's gym located within Newsom Place.

The property would be an ideal first time buy or investment purchase.

### Lease Information

Lease Length: 130 years from January 2008

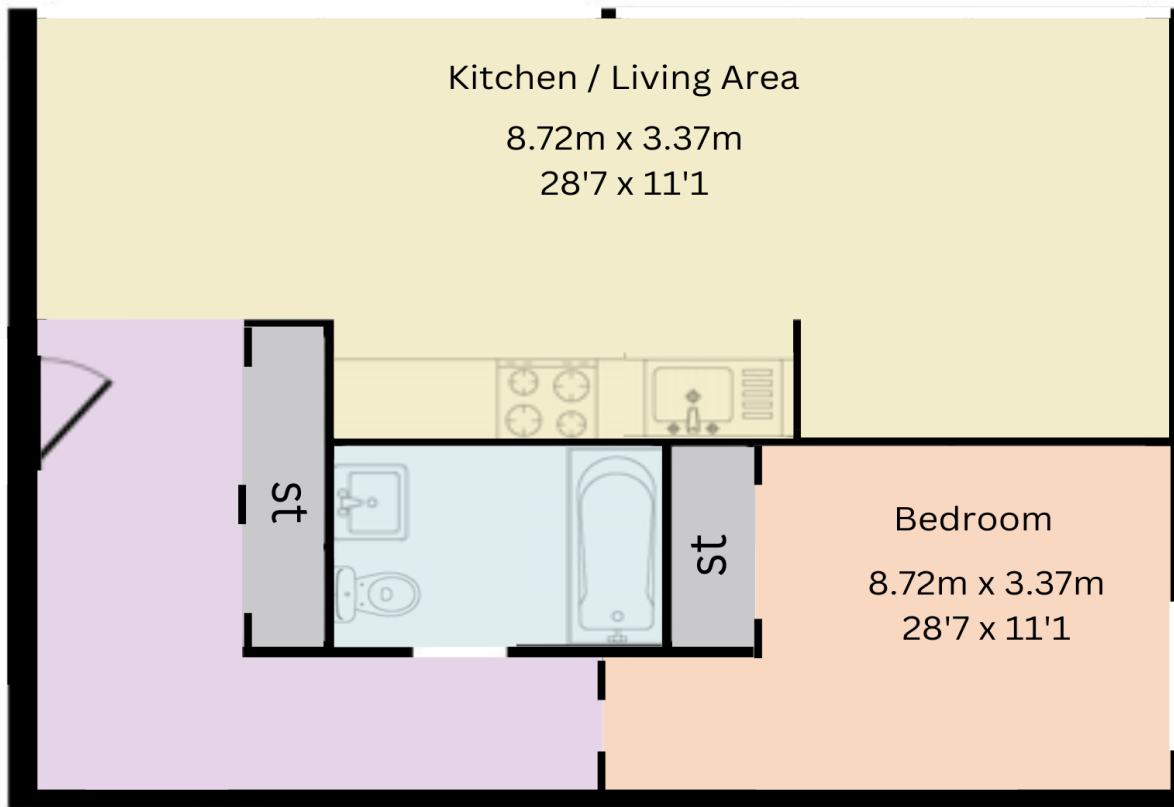
Service & Maintenance Charge: £3,300 P/A (approx.)

Ground Rent: £300 P/A (approx.)



## Approximate Gross Internal Area

596 sq ft - 55.4 sq m



## Ground Floor

Although we ensure the highest level of accuracy; measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation

Disclosure: These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



Northwood St Albans

01727734550

stalbans@northwooduk.com

