



15 Newgate Close, St. Albans, AL4 9JF  
Offers In The Region Of £275,000





**NO UPPER CHAIN!** A one-bedroom ground floor maisonette set in the sought after area of Jersey Farm.

The property benefits from well-proportioned accommodation with ample storage, private garden with additional rear gated access and residents parking.

Accommodation comprises; external storage cupboard, private front door leading to, entrance hall with utility and storage cupboards, living room with direct access to the garden, modern kitchen, double bedroom and bathroom.

Leasehold Tenure with 88 years remaining.

Ground Rent £10.00 per annum.

Service Charge approx. £600.00 for the last year.

Council Tax Band B.

- NO UPPER CHAIN!
- PRIVATE ENTRANCE
- PRIVATE REAR GARDEN
- RESIDENTS PARKING
- GROUND FLOOR ONE-BEDROOM MAISONETTE
- MODERN KITCHEN
- AMPLE STORAGE
- IDEAL FIRST TIME BUYER / INVESTMENT PURCHASE

**External store to property front**

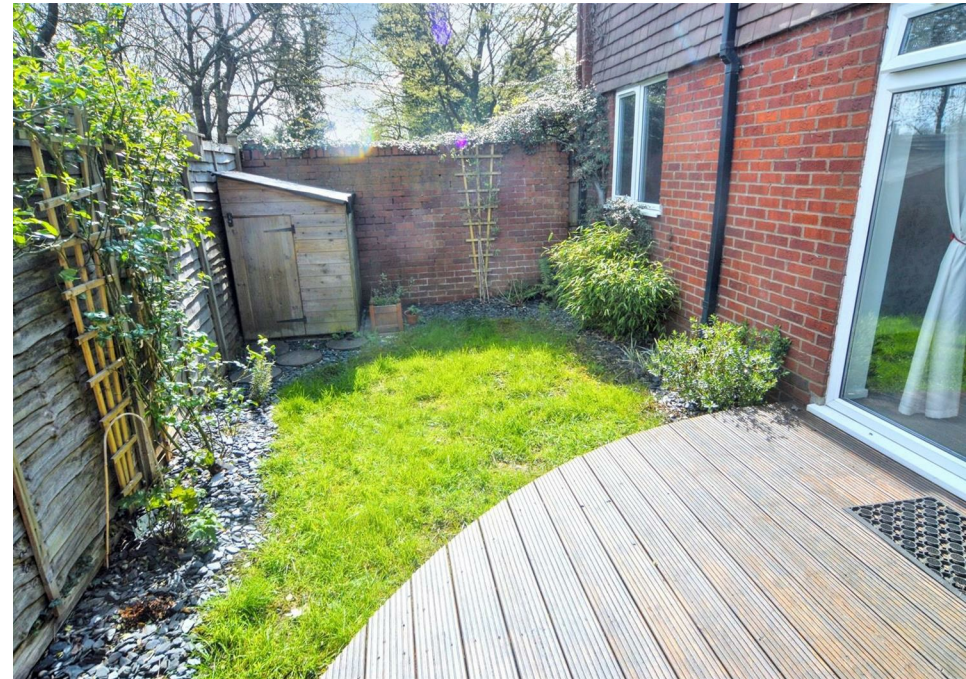
**Entrance Hall with large utility and storage cupbo**

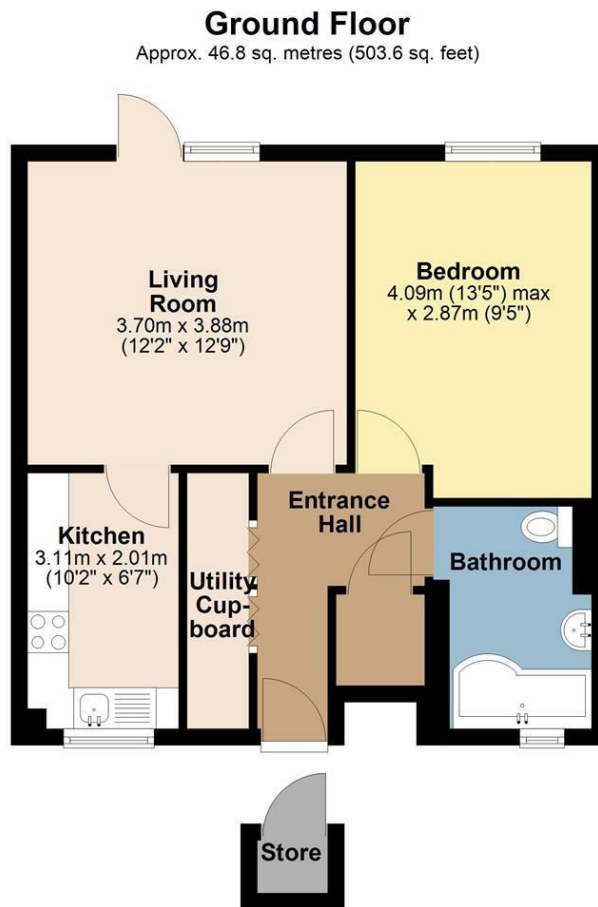
**Living Room providing direct garden access**

**Modern Kitchen**

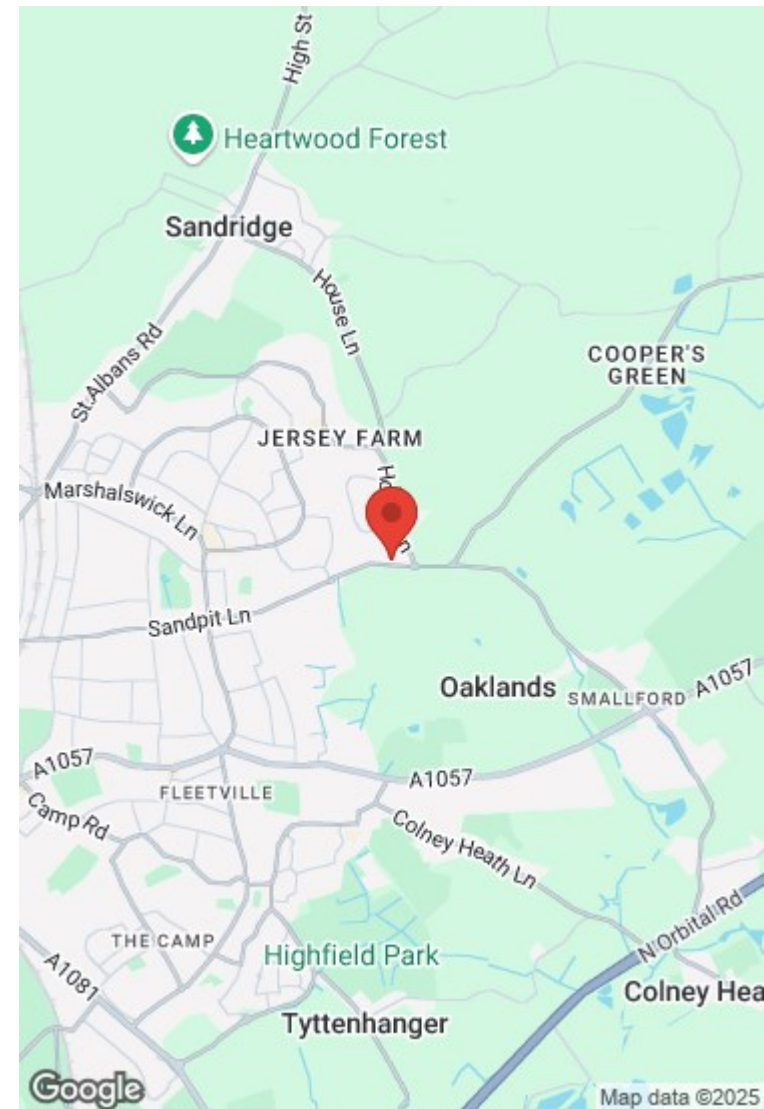
**Bedroom with garden view**

**Bathroom**





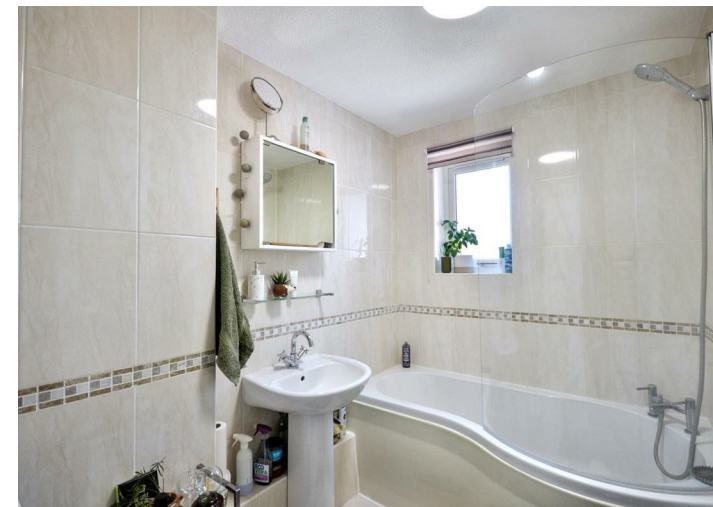
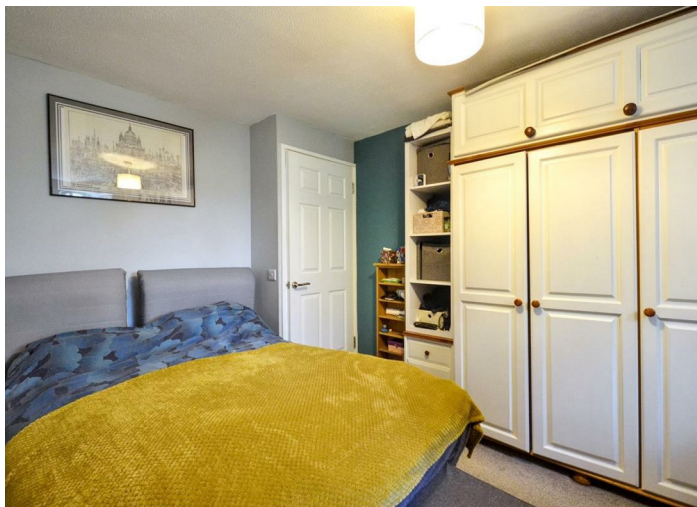
Total area: approx. 46.8 sq. metres (503.6 sq. feet)  
Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com  
Plan produced using PlanUp.□



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

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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