



Connells

Medd Court Newsom Place
St. Albans



Property Description

Bright and beautifully presented, the apartment is flooded with natural light from its large windows. Accessed via a secure communal entrance, the accommodation includes a welcoming hallway with entry phone system and an impressive open-plan living space. The sleek, integrated kitchen features a fridge freezer, dishwasher, washer/dryer, electric oven, hob and extractor - perfectly designed for both everyday living and entertaining.

The generous double bedroom benefits from fitted wardrobes, complemented by a contemporary bathroom.

Further highlights include underground allocated parking, residents' gym access, secure bike storage and well-maintained communal gardens - offering convenience, comfort and an enviable St Albans lifestyle.

Open Plan Lounge/Kitchen

24' 11" x 17' 3" (7.59m x 5.26m)

Bedroom One

14' 4" x 11' (4.37m x 3.35m)

Bathroom

9' 1" x 8' 4" (2.77m x 2.54m)









Floor Plan

Total floor area 62.7 m² (675 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01727 856 781
E stalbans@connells.co.uk

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: D Council Tax
 Band: D

Service Charge:
 3116.00

Ground Rent:
 308.00

Tenure: Leasehold

check out more properties at connells.co.uk

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA317572 - 0001