Hatfield Road | St. Albans | AL1 3GU

£225,000 Leasehold

Daniels
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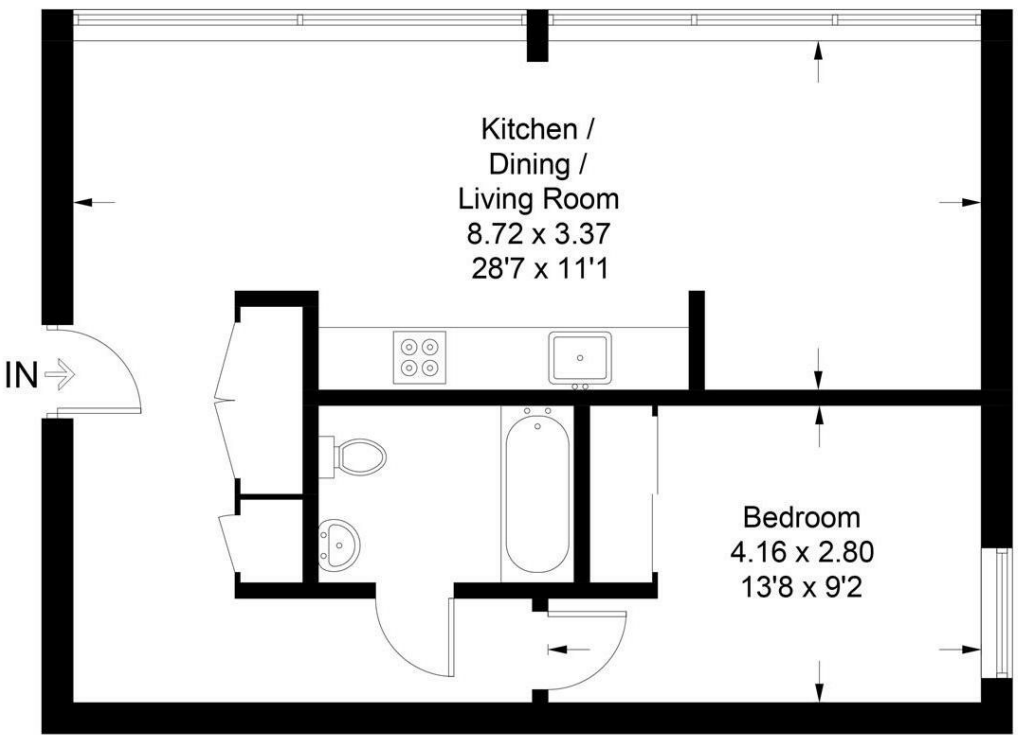
Platt court

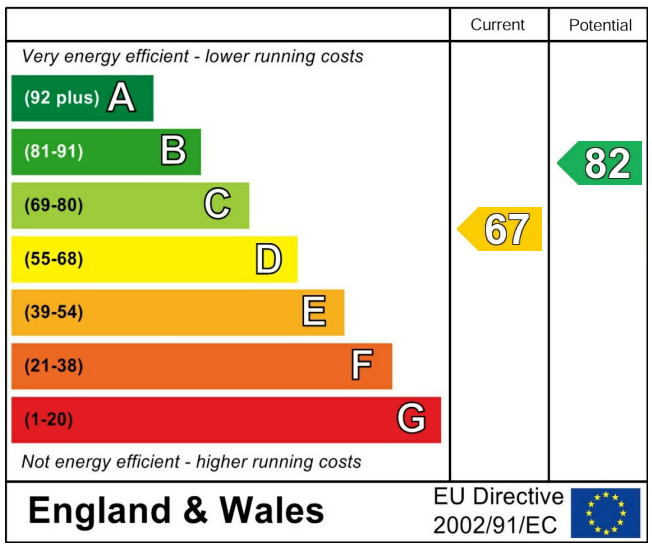
Approximate Gross Internal Area = 55.4 sq m / 596 sq ft



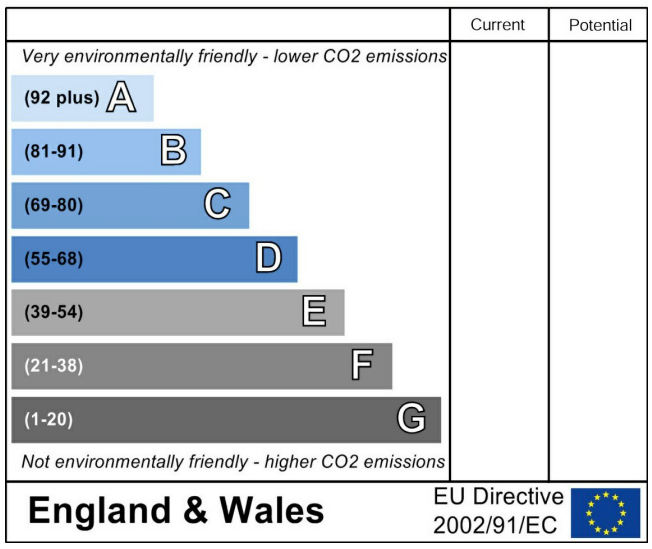
Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1142860)

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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* First three years service charges paid * A spacious chain free ground floor apartment with underground parking space and access to a fully equipped residents gymnasium. Located within the popular part Grade II listed Newsome Place development only minutes walk of the station and City centre with an abundance of bars, pubs, restaurants and coffee shops. With over 580 square foot of accommodation the property provides a large open plan living space with a modern kitchen, a generous size bedroom with built-in wardrobes and a stylish bathroom.

Entrance
Hard wood front door. Large double cupboard housing hot water system with space and plumbing for washing machine. Additional storage cupboard. Video entry phone system.

Living Room
Double glazed windows. Electric heaters. Oak flooring.

Kitchen
A range of wall and base mounted units with wood effect work surfaces. Stainless steel sink and mixer tap. Integrated appliances to include electric oven with hob and extractor. Dish washer and fridge/freezer.

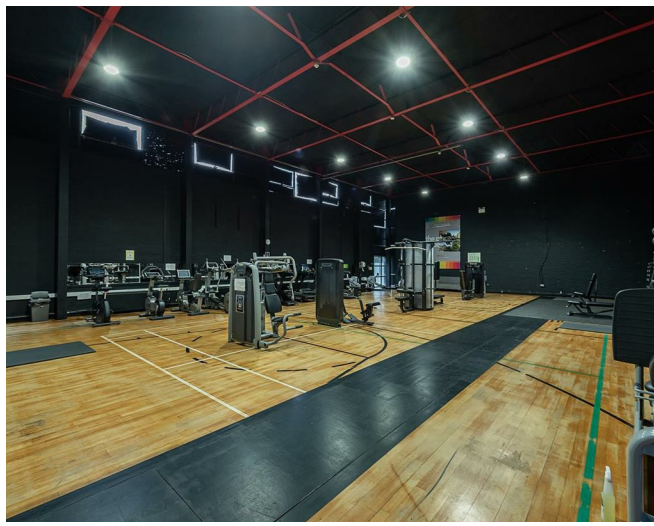
Bedroom
Double glazed window. Electric heater. Wood effect flooring. Built-in wardrobes.

Bathroom
Bath with glazed shower screen, mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled flooring. Chrome heated towel rail. Down lighters. Extractor fan.

Parking
Allocated underground parking space.

Communal Gymnasium
A wide selection of cardio and weight equipment

Lease
130 years from 1 January 2008. 113 years remaining.

Ground Rent
£300 per annum.

Service Charge
£3,300 per annum.