

Connells

Nellis Hall Newsom Place
Hatfield Road St. Albans

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Hatfield Road St. Albans AL1 3AN

For Sale Offers In Excess of
£135,000







Property Description

The studio forms one of a total of sixteen apartments arranged over two floors, with a stylish communal lounge area solely for residents and residents' guests within the block. Use of a private gym for Oaklands residents is included in the service charge. St Albans city station is 0.3 of a mile.

Available with No Upper Chain. Viewing comes highly recommended!

Situation

The historical city of St Albans provides for a comprehensive range of shopping and leisure facilities. Locally there is an excellent selection of schooling; both state and private.

For the commuter, there is a fast one stop train link to London St Pancras International and Kings Cross Station (fast train 19 mins) with interconnecting Eurostar service direct to Brussels and Paris.

The M25 is available at junction 21A connecting to the national motorway network.

The surrounding countryside provides for an abundance of leisure activities to include walking, riding, numerous golf courses, leisure centres and many areas of historical interest.

Additional Information

Local Authority: St Albans District Council
Council Tax Band: B

Leasehold: 125 years from 15/08/2014
Grounds Maintenance: (Service Charge) £668.53 per annum
No Ground Rent Reviews
Block Charge: £1,476.00 per annum

Kitchen/Studio

17' 11" x 15' 3" (5.46m x 4.65m)







Floor Plan

Total floor area 25.4 m² (274 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

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: D

Council Tax Band: B

Service Charge: 1900.00

Ground Rent: 600.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STA317600

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.