

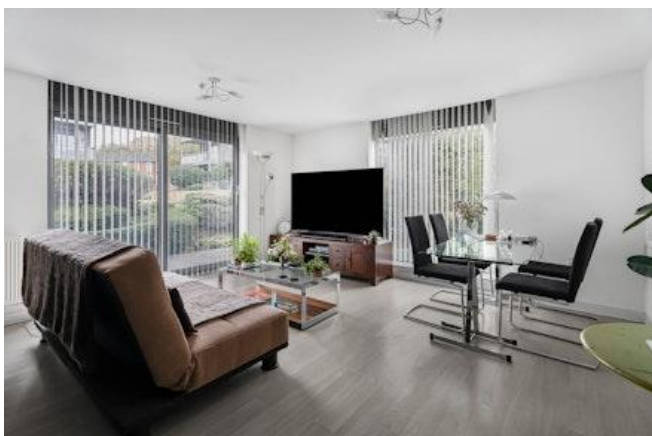


Darwin Ct, Newsom Place,  
St Albans, AL1



## Offers in Excess of £414,500

- Beautiful Apartment
- Short Walk to City Centre
- Walking Distance to Train Station
- 20 Mins Train Link to St Pancras
- Allocated Parking
- No Upper Chain
- Leasehold
- EPC rating B



A two double bedroom ground-floor apartment in the exclusive and sought-after Oaklands development. Although situated within a few minutes walk of the main train station (for a 20-minute link in London St Pancras) and walking distance to the City centre, it offers a peaceful environment set amongst green, well-maintained communal areas.

The property comprises two double bedrooms, spacious living area with dual aspect views, fully fitted modern kitchen and bathroom with shower over bath. Additionally, there is a terrace area off the lounge to enjoy those summer evenings.

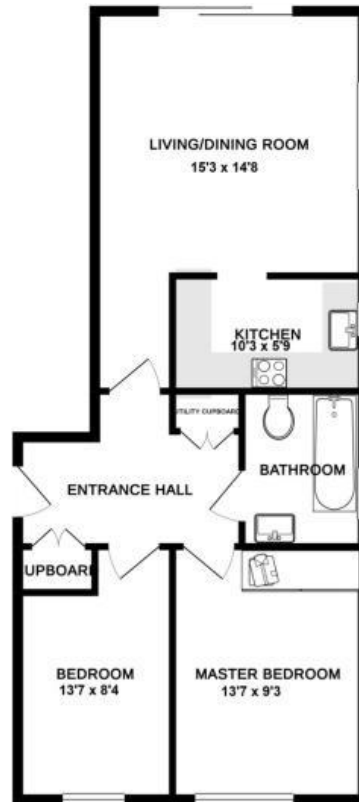
An allocated parking space also features, along with access to a secure area for bikes and the residents' gym.

### Lease Information

Lease length - 125 years from 01.07.2014

Service Charge: £147.61 per month

Ground Rent: £30.42 per month



TOTAL FLOOR AREA : 745 sq. ft. (69.2 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Blueprints (2021)



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

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