





Located in the highly sought-after **NEWSOM PLACE DEVELOPMENT**, this **ONE-BEDROOM APARTMENT** is set amidst extensive, well-maintained communal lawns, a stunning array of mature trees, and a **RESIDENTS' GYM**. It offers convenient living just moments from St. Albans' lively city centre and the mainline station to London St. Pancras.

Offers Over: £275,000

Located on the first floor this bright and airy apartment with floor to ceiling windows to the bedroom and lounge offers over 540 square feet of living space. The bedroom is a generous double and the modern kitchen is open plan to a spacious lounge which also enjoys a Juliette balcony. Along with a modern bathroom this charming apartment has a good size entrance hall with storage and the use of a single parking space.

Council Tax Band: C

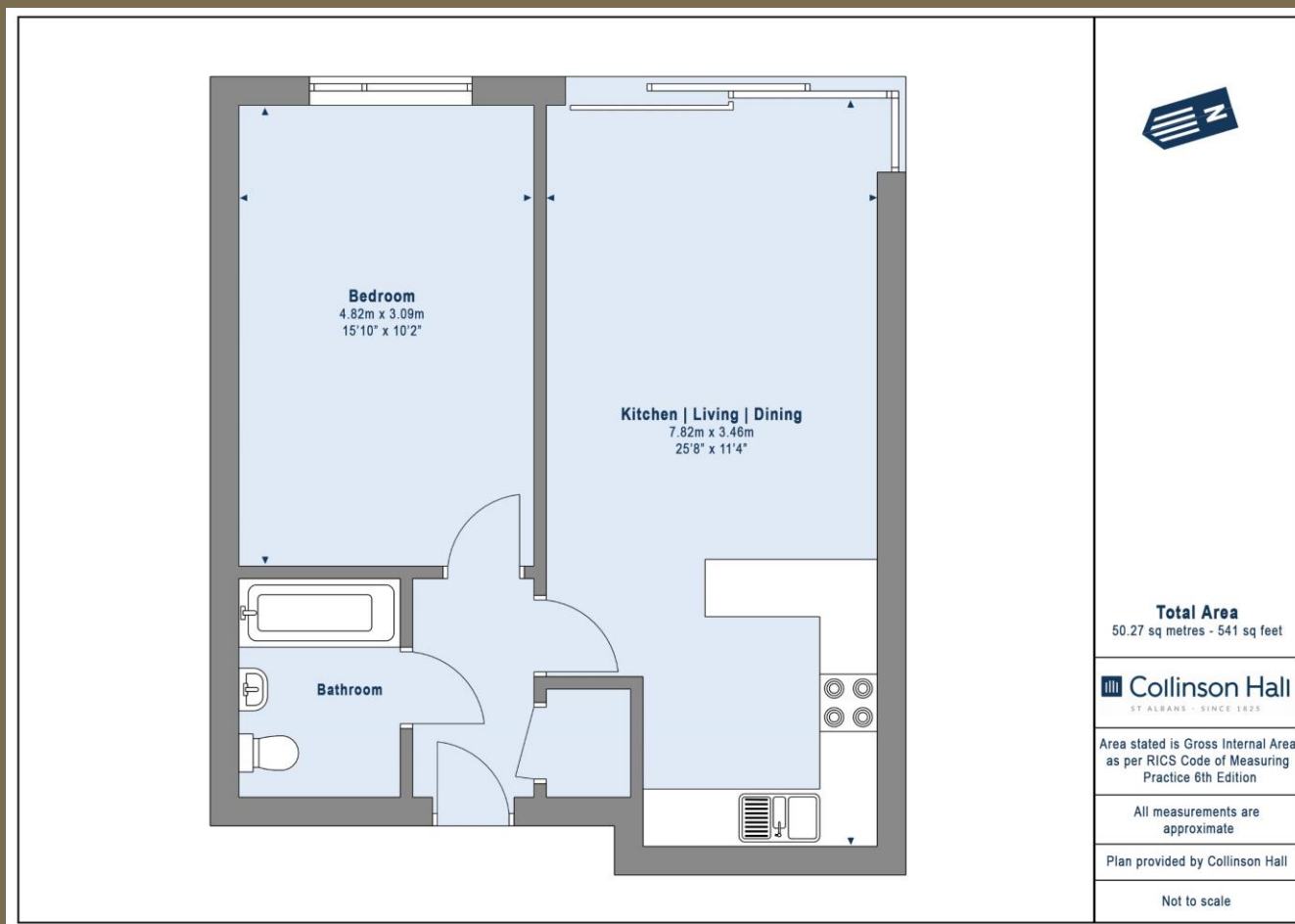
EPC Rating: B 82

Lease Information: 99-year lease from 2010



Collinson
Hall





PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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