





BEAUTIFULLY PRESENTED and set within an **IMPRESSIVE BUILDING**, this top-floor apartment forms part of the highly regarded Newsome Place development. **IDEALLY LOCATED** for access to both the mainline station and the city centre, the property also benefits from on-site facilities, including a gym, bike store, and **PRIVATE PARKING**.

Guide Price: £290,000

This elegantly finished top-floor conversion offers over 510 sq. ft. of refined living space. A spacious lounge creates an inviting setting for relaxation and entertaining, while the separate fitted kitchen combines style and practicality. The modern bathroom is finished to a high standard, and the generous double bedroom, complete with a fitted wardrobe, provides a comfortable retreat. With the added advantage of an allocated parking space and Clarence Park moments away, this property seamlessly blends convenience with modern charm.

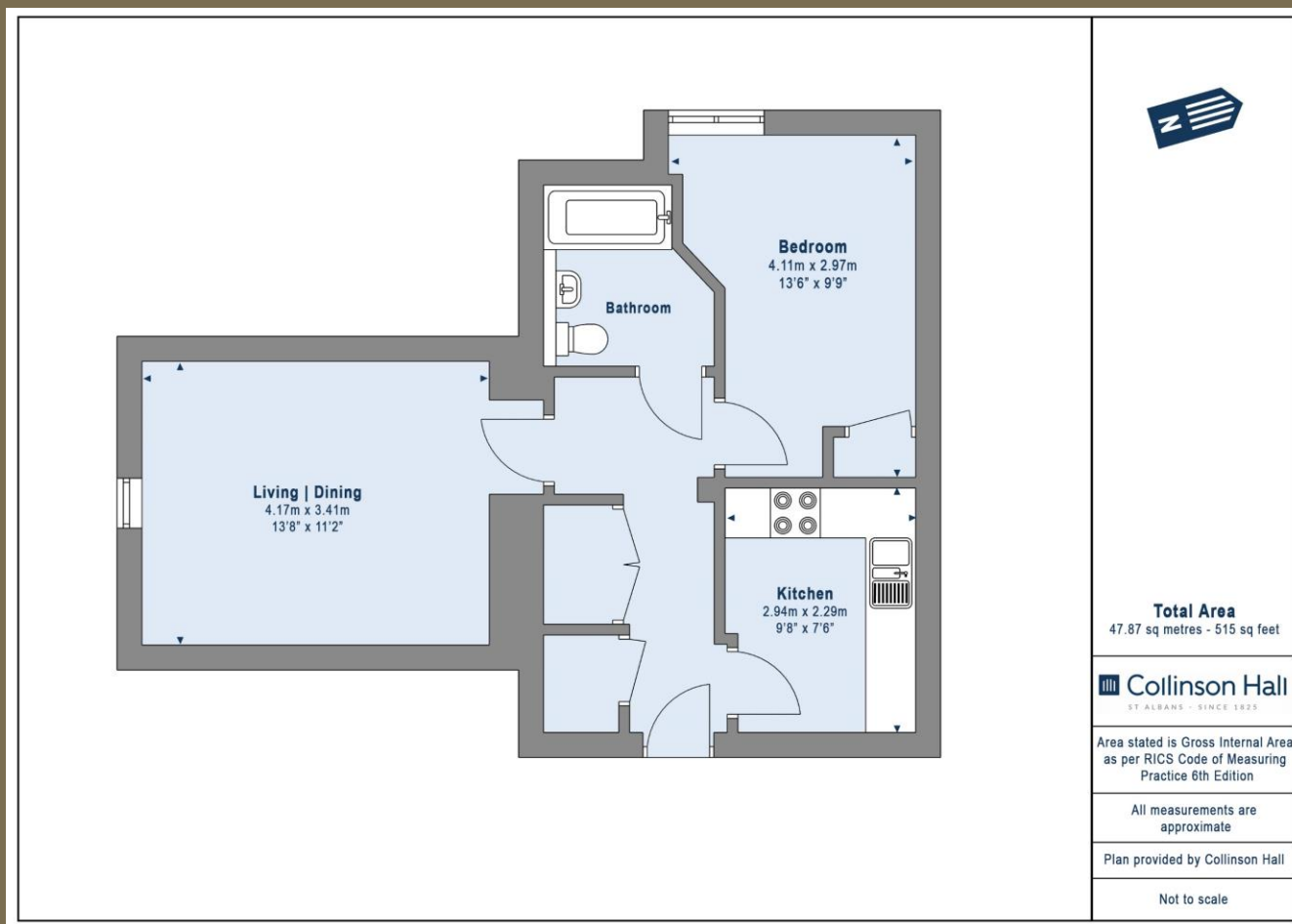
EPC Rating: C 79

Council Tax Band: E

Lease Information: 99 years from 25 March 2010,
83 years remaining.







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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk

