



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Scholars Court, Newsom Place, Hatfield Road, AL1 3GH  
Asking Price £325,000



NO UPPER CHAIN - Located in the heart of the city centre is this well presented ONE BEDROOM apartment on the SECOND FLOOR of this contemporary development. This property enjoys a LONG LEASE and would make an ideal investment or first-time purchase.

The property comprises a double bedroom, three-piece bathroom suite and an open plan kitchen / dining / living room with floor to ceiling windows to the rear.

In addition to this, there is one allocated PARKING space and access to a well-equipped resident's gym.

Scholars Court forms part of Newsom Place which is an urban development set around a parkland style theme with an abundance of mature trees, making it one of the most popular city centre developments in St Albans.

Newsom Place is within comfortable walking distance of both the mainline station with regular trains into London St Pancras and St Albans city centre with its extensive shopping and leisure facilities.

**Tenure:** Leasehold  
**Term of Lease:** 175 Years 9 Months  
**Service Charge:** £2,832  
**Ground Rent:** £0  
**Council Tax Band:** C  
**EPC Rating:** B

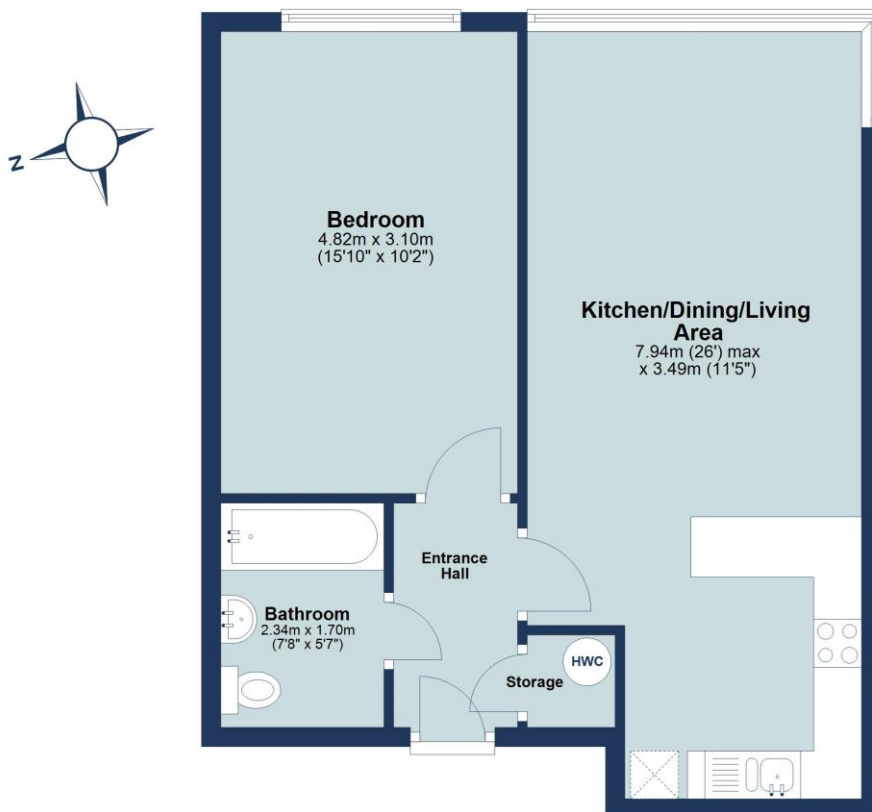






## Second Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



Total area: approx. 50.2 sq. metres (540.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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