



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

Nellis Hall, Newsom Place, AL1 3AN
Asking Price £190,000

NO UPPER CHAIN

This property is currently let at £950 per month and has been let continuously since the owner purchased this property a number of years ago.

This stylish FIRST FLOOR studio apartment forms part of a contemporary residential development. The studio enjoys an open plan living space with a modern fitted kitchen with integrated appliances, separate well-appointed white shower suite.

Externally the development enjoys well-tended communal gardens, access to PRIVATE RESIDENTS LOUNGE and an on-site resident's gymnasium.

Nellis Hall forms part of the Newsom Place development which has been designed within an urban parkland landscape.

The property is conveniently located in the centre of historic St Albans, within walking distance of the mainline station with regular trains into London St Pancras and the city centre with its extensive shopping and leisure facilities.

The property would make an ideal buy-to-let investment, a first time purchase or a lock up and leave second home.

Tenure: Leasehold

Term of Lease: 125 Years from January 2014

Service Charge: £850 For 2024

Ground Rent: £200 For 2024

Council Tax Band: B

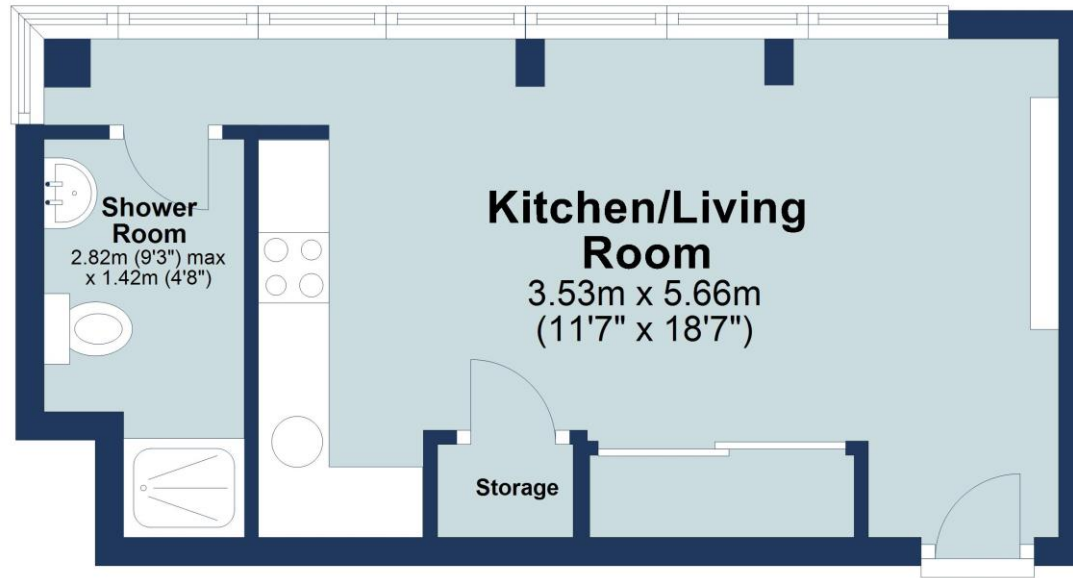
EPC Rating: D





First Floor

Approx. 24.8 sq. metres (267.5 sq. feet)



Total area: approx. 24.8 sq. metres (267.5 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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