



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

Scholars Court, Newsom Place, Hatfield Road, AL1 3GH
Asking Price £315,000

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: 176 Years From 2023

Service Charge: £2,832 PA For 2023

Council Tax Band: C

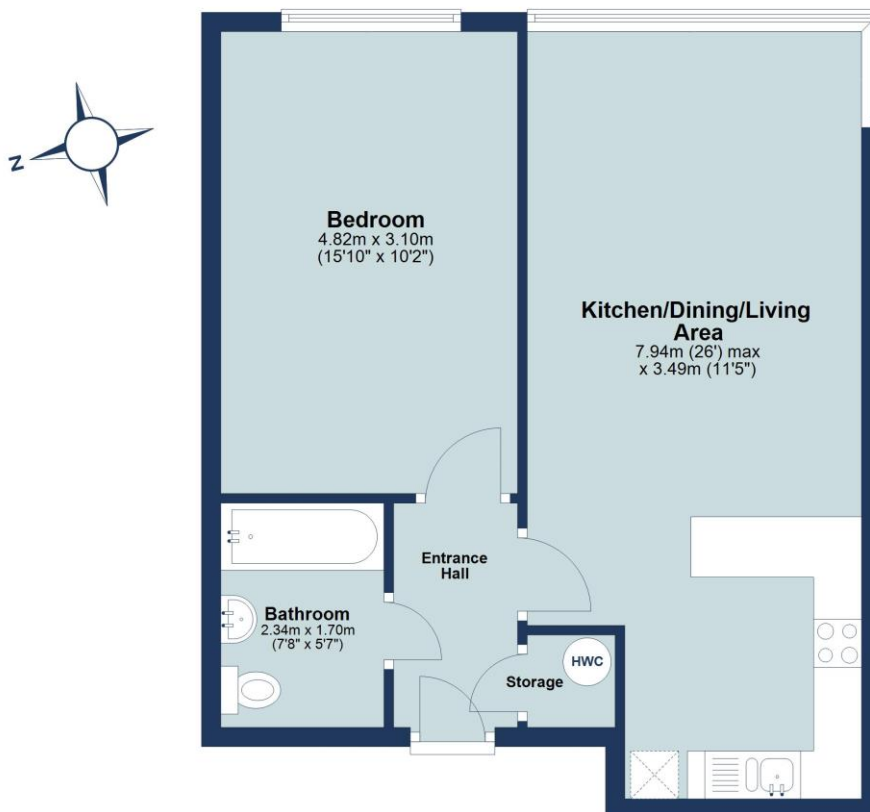
EPC Rating: B





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.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let
your current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

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

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

01727 898150
stalbans@bradfordandhowley.com
8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com