



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

**Nellis Hall, Newsom Place, AL1 3AN**  
**Guide Price £170,000**

**NO UPPER CHAIN** - This property is currently let at £1,100 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: £2,500pa For 2026**

**Ground Rent: £250pa For 2026**

**Council Tax Band: B**

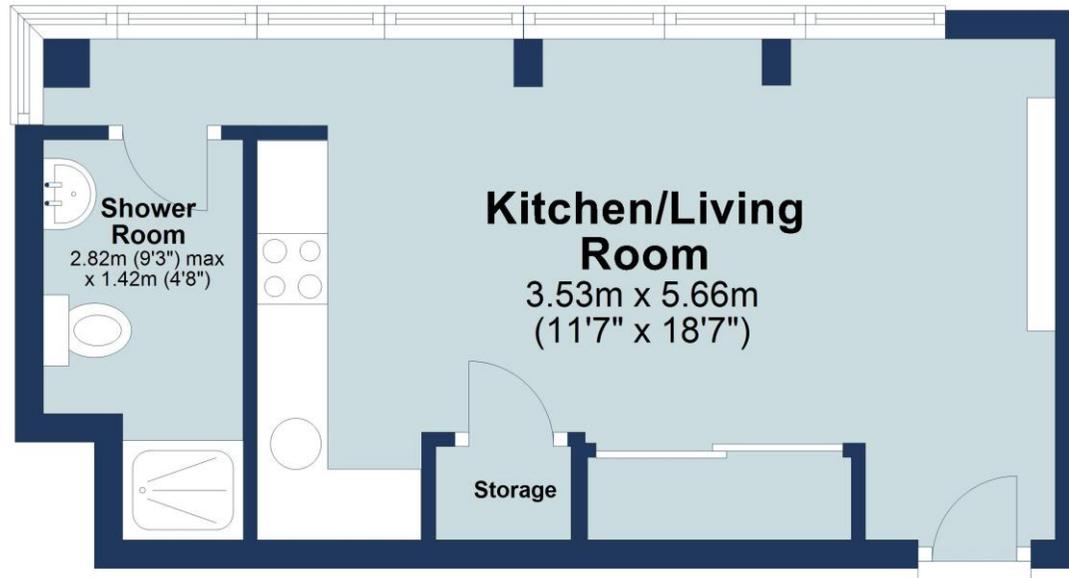
**EPC Rating: C**





## 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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