



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

Brunel Court, Newsom Place, Manor Road, AL1 3FX
Asking Price £300,000

Situated within the ever-popular Newsom Place development, this well-presented one double bedroom TOP FLOOR apartment is offered for sale with NO UPPER CHAIN and benefits from a long lease.

The accommodation comprises an entrance hall with a useful storage cupboard, leading into a bright and spacious living area with sliding doors opening onto a south facing PRIVATE BALCONY with open aspect — perfect for relaxing or entertaining. The generous double bedroom also features built-in storage, and a modern bathroom completes the property.

Externally, residents enjoy beautifully maintained communal gardens, along with access to an on-site gymnasium exclusive to the development.

Brunel Court is conveniently located off St Peters Road, just 0.3 miles from St Albans City railway station and The vibrant city centre of St Albans, offering a wide variety of restaurants, leisure facilities, and historic walks.

Tenure: Leasehold

Term of Lease: 130 Years From January 2008

Service Charge: £3,000pa For 2026

Ground Rent: £360pa For 2026

Council Tax Band: C

EPC Rating: B





Second Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 41.6 sq. metres (447.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Balcony is not included in the total floor area.
Plan produced using PlanUp.

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