

Wakely Court, Newsom Place, St. Albans, AL1 3GS

£425,000

Leasehold

Frost's

Measuring 926 sq ft and located within one of St Albans' most sought after developments just a short walk from the mainline train station and vibrant city centre, this two bedroom second floor apartment is presented with a stylish decor throughout.

Forming part of a converted college building, the property benefits from high levels of natural light due to the dual aspect windows in the open plan living and dining area that leads on to a further fitted kitchen area.

The property further comprises of a large entrance hall with ample storage, family bathroom and two double bedrooms with an en suite shower room to the primary bedroom.

The development is set amongst well maintained communal grounds and residents have use of an on site fitness suite and an allocated parking space. The property will be sold chain free.

**Agents Note – Please be aware this property is Grade II listed.**

Energy Rating C  
Council Tax Band E  
Leasehold

- Two Bedrooms
- Living/Dining Room
- Fitted Kitchen Area
- En-Suite Shower Room
- Bathroom
- On-Site Gym
- Allocated Parking

## Lease Details

Lease Length: Approx. 130 years from 1<sup>st</sup> January 2008

Service & Maintenance Charge: Approx. £289 per month

Ground Rent: Approx. £30 per month / £360 per annum

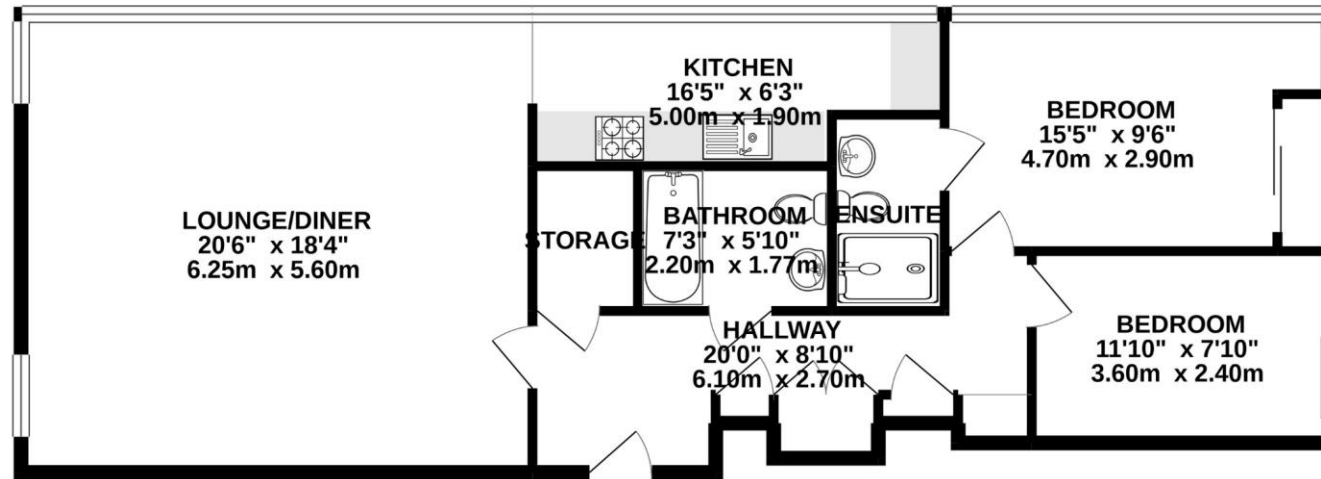
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





*A wonderfully bright and spacious apartment.*

926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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