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Platt Court, Newsom Place, Hatfield Road, AL1 3GU

Guide Price £325,000

Leasehold

**Frost's**

Measuring at approximately 600 square feet is this impressively sized and unique ground floor one bedroom apartment, which is conveniently located within the sought after development of Newsom Place.

The stylish property is accessed via a secure communal entrance and comprises an entrance hall, large open plan living room, kitchen and dining area with large full width windows allowing views of greenery outside. There is also a sizeable double bedroom with fitted wardrobes and a modern family bathroom.

The apartment is further benefitted by a secure allocated underground parking space, the communal onsite gym and is positioned just a short walk from the mainline station and city centre.

Energy Rating D  
Council Tax Band D  
Leasehold

- One Bedroom
- Open Plan Kitchen/Reception Room
- Bathroom
- Ample Storage
- Allocated Underground Parking
- Access to the Onsite Gym

#### Lease Details

Lease Length: 130 years from January 2008

Service & Maintenance Charge: £3,400 P/A (approx.)

Ground Rent: £26 P/M (approx.)

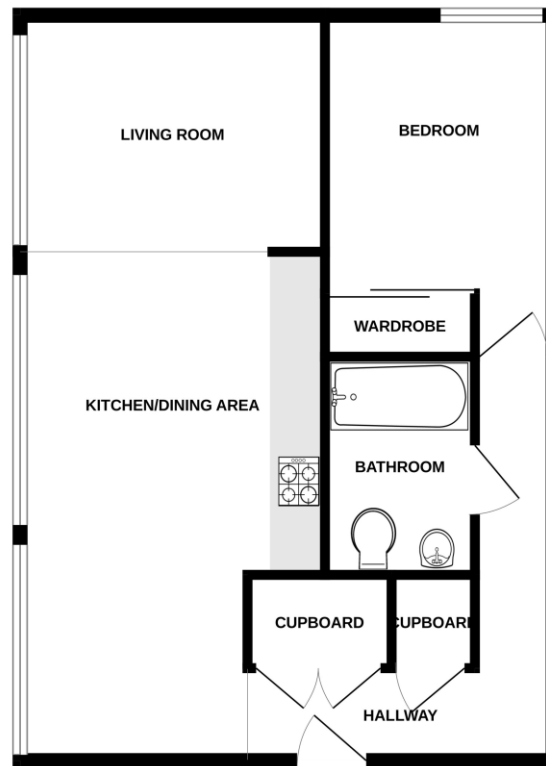
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





*A well presented, central  
apartment with allocated parking.*

GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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