



34 Blackfriars Court Newsom Place, Hatfield Road, St. Albans, AL1 3GQ

Guide price £550,000 Leasehold



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St. Albans, AL1 3GQ

A truly outstanding two double bedroom penthouse apartment, benefiting from an incredibly generous south-facing balcony with stunning far-reaching views. The property further benefits from secure underground parking, air conditioning, and the advantage of no onward chain.

A secure communal entrance opens into a well-maintained lobby with stairs and lift access to all floors including direct access to the carpark. The apartment's front door leads into a welcoming entrance hall with access to the principal rooms and a useful utility cupboard.

The exceptionally bright and spacious kitchen/dining/living room enjoys a dual aspect with two side windows, together with an additional window and sliding patio doors opening directly onto the balcony. The quality refitted kitchen comprises an extensive range of wall and base units with worktops above, inset sink with mixer tap, and integrated appliances. A wall-mounted air conditioning unit provides both cooling and heating for year-round comfort.

The principal bedroom also enjoys a bright dual aspect with a window and sliding patio doors opening onto the balcony. There is a part mirror-fronted wardrobe and access to a stylish en-suite shower room with shower cubicle, wash hand basin, and WC. The second double bedroom also benefits from sliding patio doors onto the balcony, while the separate bathroom comprises a bath with shower above, wash hand basin, and WC.

Externally, the wonderful south-facing balcony provides a superb entertaining space with outside lighting, power, and a timber decked patio, all enjoying impressive far-reaching views. In addition, the development benefits from attractive and well-kept communal gardens for residents' enjoyment.

Blackfriars Court is in a fantastic position within minutes walk of the mainline train station to St Pancras and St Albans thriving City centre with its extensive shopping and leisure facilities. Newsom Place also benefits residents for use of the on site gym.





ACCOMMODATION

Entrance Hall

Utility Cupboard

Living/Kitchen/Dining Room

25'2 x 18'7 (7.67m x 5.66m)

Bedroom

14'3 x 9'8 (4.34m x 2.95m)

En-Suite

Bedroom

10'9 x 8'9 (3.28m x 2.67m)

Bathroom

Balcony

51'6 x 29'8 (15.70m x 9.04m)

OUTSIDE

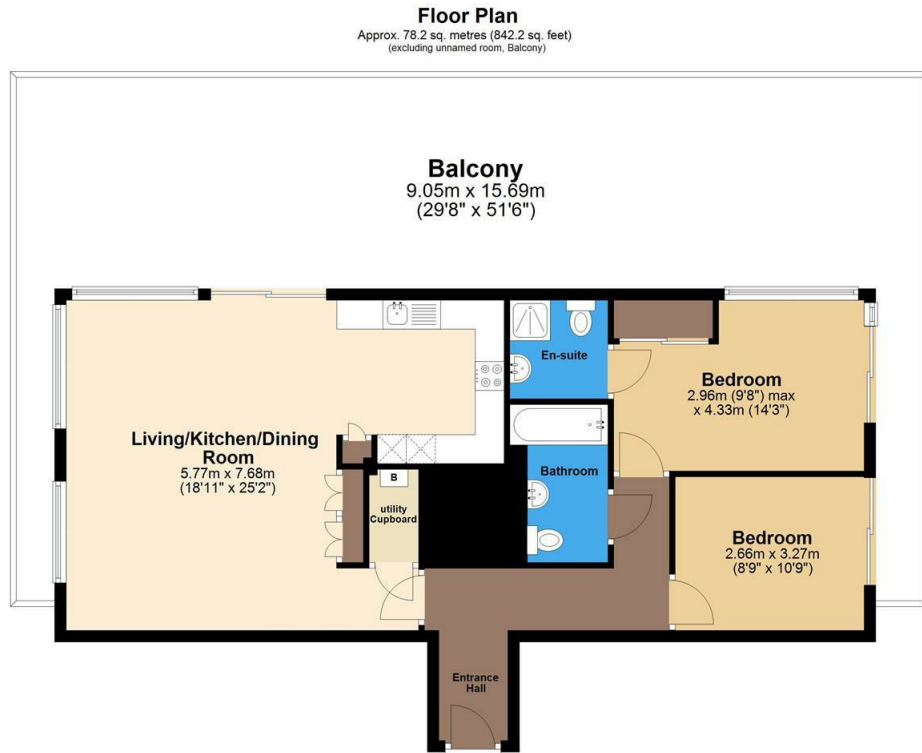
Allocated Parking Space

LEASEHOLD - 111 Year Remaining

Council Tax

Band E - £2,758.72 pa

Floor Plan



Total area: approx. 78.2 sq. metres (842.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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Viewing

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Area Map



Energy Efficiency Graph

