



£1,500 Monthly

Trinity Court, Newsom Place, St Albans, Herts

Apartment | 1 Bedroom | 1 Bathroom

01727 761 816

A | H Attewell & Hardwicke  
The Letting Specialists

[www.attewellhardwickeandleahy.co.uk](http://www.attewellhardwickeandleahy.co.uk)



# Step Inside

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## Key Features

- City Centre Location
- Fully Integrated Kitchen
- Bright Living Room
- Double Bedroom With Fitted Wardrobes
- Contemporary Bathroom with Shower Over
- Spacious Entrance Hall
- Underground Parking

## Property Description

A large contemporary double bedroom second floor luxury apartment forming part of an urban parkland development constructed in the heart of central St Albans. The property benefits from an impressive 'open plan' living space with a fitted kitchen and a light and neutral colour scheme. AVAILABLE START OF JULY. UNFURNISHED.

## Main Particulars

A large contemporary double bedroom second floor luxury apartment forming part of an urban parkland development constructed in the heart of central St Albans. The property benefits from an impressive 'open plan' living space with a fitted kitchen and a light and neutral colour scheme. The property is further enhanced by a luxury bathroom suite and large windows making the accommodation very bright. Trinity Court forms part of the Oaklands development which is ideally located within walking distance of both the mainline station and the city centre. AVAILABLE START OF JULY. UNFURNISHED.

### ENTRANCE HALL

Front door. Entryphone system. Wooden flooring. Large built-in cupboard housing the gas central heating boiler and providing storage space. Double radiator.

### LOUNGE/DINING ROOM 20'4" X 12'3"

Large double glazed sliding doors providing a pleasant outlook to the rear. Television and communal satellite television points. Two double radiators. Spotlighting. Door leading to entrance hall.

### FITTED KITCHEN

An excellent range of high gloss floor and wall units with contrasting worksurfaces and upstands. Integrated appliances including: a ceramic hob, oven, cooker fan, fridge/freezer and dishwasher. Circular sink unit with mixer tap. Recessed spotlighting. Vinyl flooring. Utility Cupboard A built-in cupboard housing the washer/dryer.

### DOUBLE BEDROOM 10'2" X 9'11"

Large double glazed window to rear. Built-in double wardrobe providing hanging shelving and storage space. Double radiator. Television point.

### BATHROOM

A white bathroom suite comprising: low level wc, wash basin with mixer tap, panelled bath with shower attachment and mixer tap. Part tiled walls and tiled floor. Heated towel rail. Spotlighting.

### EXTERNALLY:

Communal Grounds A landscaped urban parkland styled development. Well maintained communal lawns with numerous well stocked flowerbeds and a variety of mature trees. Well lit flagstone pathways with steps and disabled ramps providing easy access throughout the development.

**PARKING:** Parking Allocated parking space (No.11).







Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01727 761 816

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