



# Winchester Court, Newsom Place

St. Albans, Hertfordshire, AL1

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A stunning top floor apartment

**Hamptons International**

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Sales. 01727 890770

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

fabulous open plan sitting/dining/kitchen opening to 30ft x 40ft decked area | 2 double bedrooms | ensuite to the master bedroom | further bathroom | private parking

**Guide Price £539,950 Leasehold**

## Description

A quite stunning top floor apartment within this central development in the heart of St Albans. This particular two bedroom residence has the benefit of a fabulous 30ft x 40ft decked area accessed from the main reception area with views across St Albans and beyond.

The apartment comprises of a large entrance hall, superb open plan sitting/dining/kitchen with glass walls and sliding doors to the decked area, two double bedrooms, en-suite to master and a separate bathroom.

This exceptional apartment has been fitted to a very high specification and is really quite a unique opportunity to acquire such a special central living space.

## Outside

On the exterior of the buildings are well tended communal grounds.

Allocated private parking.

## Location

The historical city of St Albans provides for a comprehensive range of shopping and leisure facilities. Locally there is an excellent selection of schooling; both state and private.

For the commuter, there is a fast one stop train link to London St Pancras International and Kings Cross Station (fast train 19 mins) with interconnecting Eurostar service

direct to Brussels and Paris. The M25 is available at junction 21A connecting to the national motorway network.

The surrounding countryside provides for an abundance of leisure activities to include walking, riding, numerous golf courses, leisure centres and many areas of historical interest.

## Additional Information

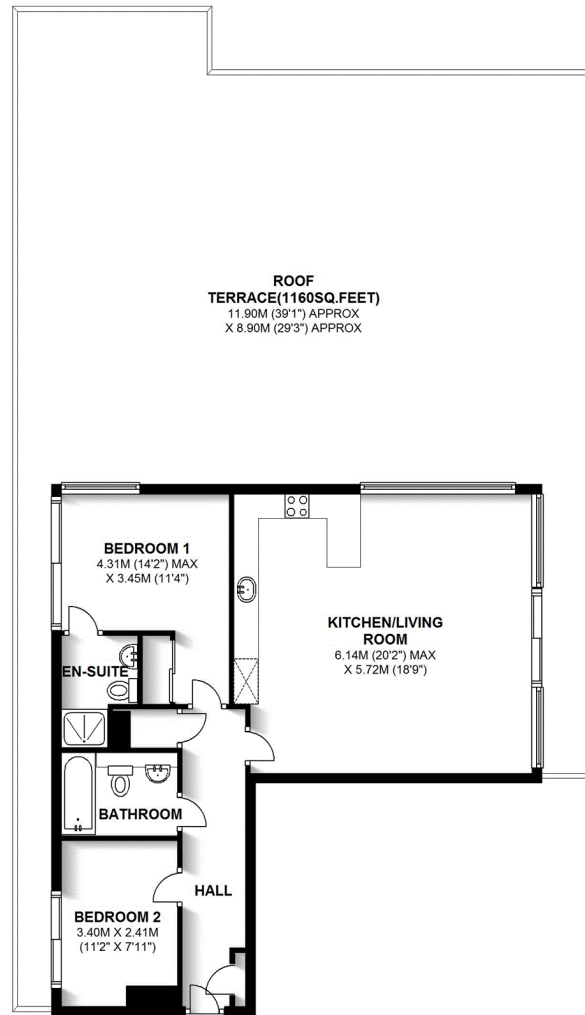
St Albans City & District Council 01727 866100

Leasehold: 130 years from 01/01/2008



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**TOP FLOOR**  
APPROX. 73.4 SQ. METRES (789.6 SQ. FEET)



TOTAL AREA: APPROX. 73.4 SQ. METRES (789.6 SQ. FEET)

For identification purposes only. Not to scale  
Plan produced using PlanUp.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



