



Darwin Court, Newsom Place, St Albans, AL1 3GN

Guide price £399,950



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This stunning one double bedroom top floor apartment enjoying a private roof terrace with views to the south and west, ideal for summer entertaining.

The property is in first class condition throughout benefitting from a welcoming entrance hall with useful utility cupboard, an impressive dual aspect open plan living space which opens directly onto the private roof terrace. There is a spacious double bedroom with fitted wardrobes and a contemporary bathroom suite

The property enjoys lift access, underground parking and on-site residents' gymnasium.

Darwin Court forms part of the sought after Newsom Place development built in recent years by highly regarded developers, Nicolas King Homes and comes with the remainder of its building warranty.

St Albans city centre with its wide variety of restaurants, cafes and shopping facilities is a short stroll as is the mainline station with regular trains into London St Pancras and beyond.

It is our opinion that this property would make an ideal buy-to-let investment, a home for a busy London commuter or as a UK base for those with a second home abroad.



ACCOMMODATION

Entrance

Security entry phone, door opening into:

Communal Entrance Hall

Stairs and lifts to all floors, front door opening into:

Entrance Hall

Security entry phone, spotlights, utility cupboard with space and plumbing for washing machine, stylish flooring, doors to:

Living Space 21'3 x 13'6 max (6.48m x 4.11m max)

A wonderful dual aspect space with windows to side and rear, sliding patio doors opening onto the private roof terrace.

Living Area

Radiator, attractive flooring, window to rear.

Kitchen Area

A range of high gloss wall, base and drawer units, contrasting work surface to complement the flooring, sink with mixer tap, electric hob, oven under, light and filter unit over, under unit lighting, integrated dishwasher and fridge freezer, cupboard housing boiler, spotlights, space for table and chairs.

Bedroom 13'6 max x 9'0 (4.11m max x 2.74m)

Double bedroom, fitted wardrobe with mirrored sliding doors, radiator, window to side.



Bathroom

Contemporary white suite, wc, pedestal washbasin, bath with mixer tap and shower attachment, tiled splash back and floor, chrome radiator, spotlights, window to rear.

EXTERIOR

Roof Terrace

A real feature of this property is the wonderful private roof terrace with views to the south and west with a decked styling flooring, space for table and chairs, outside lighting and wraps around three sides of the apartment.

Parking

The property benefits from allocated underground parking, bay number 84.

Residents' Gymnasium

The Newsom Place development benefits from a private residents' gymnasium with a range of quality exercise equipment.

Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

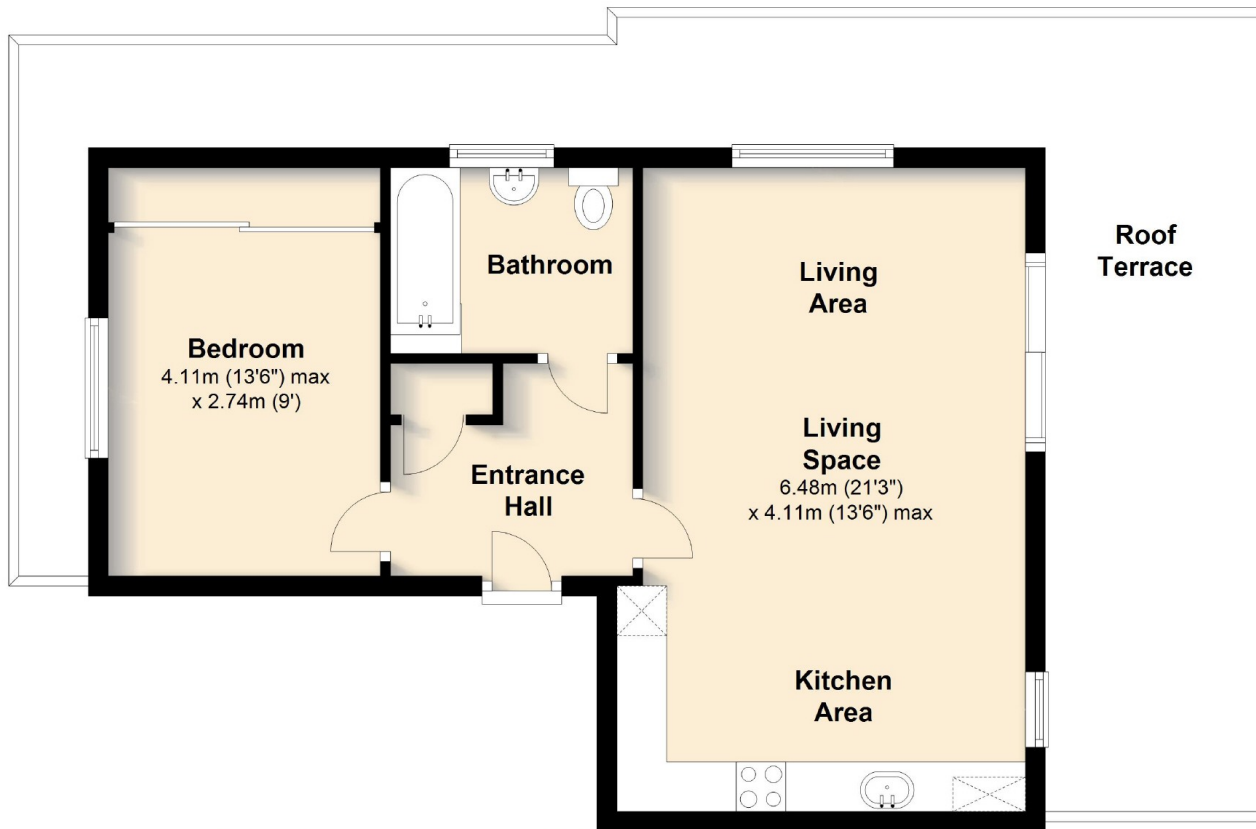
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





Ground Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



Total area: approx. 47.7 sq. metres (513.0 sq. feet)

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

Energy Performance Certificate			
HM Government			
Apartment 13 Darwin Court, Newsom Place, St. Albans, AL1 3GN			
Dwelling type:	Top floor flat	Reference number:	S245-9079-7303-2695-1924
Date of assessment:	14 July 2015	Type of assessment:	SAP, new dwelling
Date of certificate:	14 July 2015	Total floor area:	47 m ²
Use this document to:			
* Compare current ratings of properties to see which properties are more energy efficient			
Estimated energy costs of dwelling for 3 years:			£ 912
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 66 over 3 years	£ 66 over 3 years	
Heating	£ 573 over 3 years	£ 573 over 3 years	
Hot Water	£ 240 over 3 years	£ 240 over 3 years	Not applicable
Totals	£ 912	£ 912	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			The graph shows the current energy efficiency of your home.
(65-77) A			The higher the rating the lower your fuel bills are likely to be.
(55-64) B			The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
(45-54) C			The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(35-44) D			
(25-34) E			
(15-24) F			
Not energy efficient - higher running costs			

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