



Sandridge Park, Porters Wood, St. Albans, AL3 6DQ Offers Over £290,000 Leasehold

Frost's

Situated on the ground-floor with its own private entrance is this two-bedroom apartment that comes complete with a generous long lease and two reserved parking spaces.

The modern accommodation comprises an open-plan living room/kitchen with fitted appliances, main bedroom with an en-suite shower room, second double bedroom, and a stylish fitted bathroom. Underfloor heating keeps things cosy year-round, and with its own private entrance, this is the only flat in the development offering extra privacy.

Kingsley House is conveniently located for local shops including a Tesco express and several other amenities nearby. The city centre is approximately 1.8 miles away and provides a wide variety of shopping and leisure facilities as well as a mainline railway station to London St Pancras.

Energy Rating D
Council Tax Band C
Leasehold

- Two Bedrooms
- Ground Floor Apartment
- Generous Long Lease
- Two Reserved Parking Spaces
- Open Plan Living Room/Kitchen
- Main Bedroom with En-Suite
- Stylish Fitted Bathroom
- Underfloor Heating
- Own Private Entrance

Lease Details

Lease Length: 125 years from and inc. 1 January 2016

Service & Maintenance Charge: Approx £1250 payable in two parts every six months

Ground Rent: Approx. £250 payable at the start of the year

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.

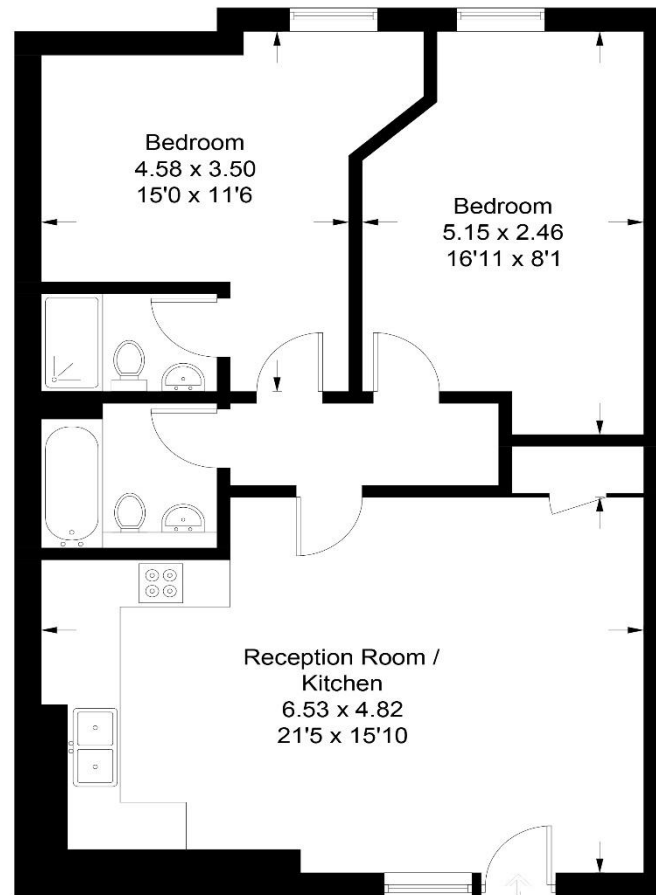




*A two-bedroom apartment
with a generous long lease
situated on the ground floor*

Sandridge Park

Approximate Gross Internal Area = 73.1 sq m / 787 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID897144)

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These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Frost's Estate Agents.

To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £60 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

