



St. Albans Road, Sandridge, St. Albans, AL4 9LL

Guide Price: £375,000

Leasehold

Frost's

A spacious two bedroom ground floor maisonette, which has a private garden, garage and parking along with far reaching views across open fields to the rear.

The living accommodation comprises a private entrance to a hallway, a sizable living room, a modern refitted kitchen, two double bedrooms and a modern family bathroom. Externally the private enclosed garden incorporates a large patio, and the detached garage is situated to the rear of the property, which is accessed via a shared driveway.

There is a long 999 year lease from 1957 with share of freehold and the property is being sold with no upper chain.

St Albans Road is situated close to the village of Sandridge, to the North East side of St Albans, which benefits from its own general store, a primary school and several public houses. There are several outstanding schools nearby and the more comprehensive shopping and leisure facilities of the city centre and the mainline railway station remain only a short car or bus ride away.

Energy Rating C
Council Tax Band C
Leasehold

- Two Double Bedrooms
- Ground Floor Maisonette
- Modern Refitted Kitchen
- Private Enclosed Garden
- Reaching Views Across Open Countryside
- Detached Garage
- Long Lease and No Upper Chain
- Share of Freehold
- Approx. Rental Value £1500 pcm

Lease Details

Lease Length: Approx. 958 Years Remaining

Share of Freehold

Service & Maintenance Charge: N/A

Ground Rent: £12 Per Annum

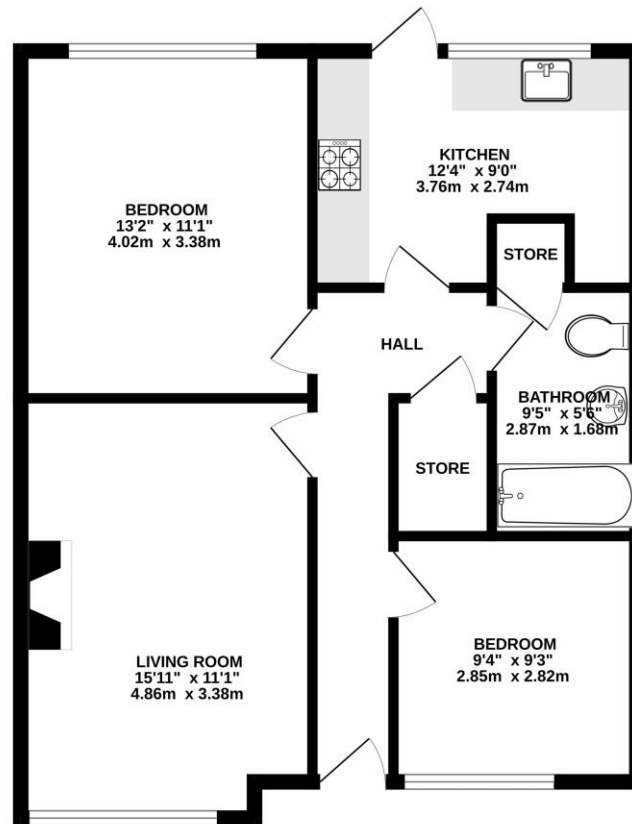
Leasehold – at the time of writing these details we were unable to verify the full details of the lease including details relating to sinking fund, any planned works/events, length of lease, maintenance, ground rent charges. Should you proceed with the purchase of the property these details must be verified by your solicitor.





No upper chain.

GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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