



Langley Grove, Sandridge, St. Albans, AL4 9DP

Guide Price £400,000

Leasehold

Frost's

A beautifully presented first-floor maisonette boasting two double bedrooms and a private rear garden with stunning views across rolling countryside.

The private front entrance leads up to the first-floor landing where the accommodation comprises of a large living room, well appointed kitchen with views across fields, two double bedrooms, and a family bathroom.

Situated in the charming village of Sandridge, to the north of St Albans, this property enjoys a picturesque setting with a host of amenities at its doorstep including a village store, reputable primary school, several welcoming public houses, and picturesque walks through the nearby Heartwood Forest. For those seeking more extensive shopping and leisure options, the bustling city centre of St Albans is just a short distance away, offering an array of shops, restaurants, and cultural attractions. With its mainline railway providing swift access to London St Pancras, commuting is made effortless, promising a lifestyle of both convenience and relaxation in this desirable locale.

Energy Rating Awaited

Council Tax Band C

Leasehold





Features

- Two Double Bedrooms
- First Floor Maisonette
- Stunning Views Across Rolling Countryside
- Large Living Room
- Well Appointed Kitchen
- Private Rear Garden
- Approx. Rental Value £1500 pcm

Lease Details

Lease Length: 125 years from 20 June 1988

Service and Maintenance Charge: Approx. £181.22 per annum

Ground Rent: Approx. £10 per annum

Building Insurance: Approx. £363.10 per annum

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 beautifully presented first-floor maisonette





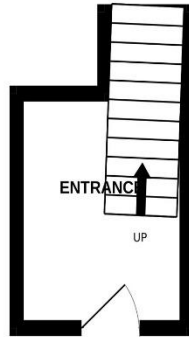
*Stunning Views Across Rolling
Countryside*



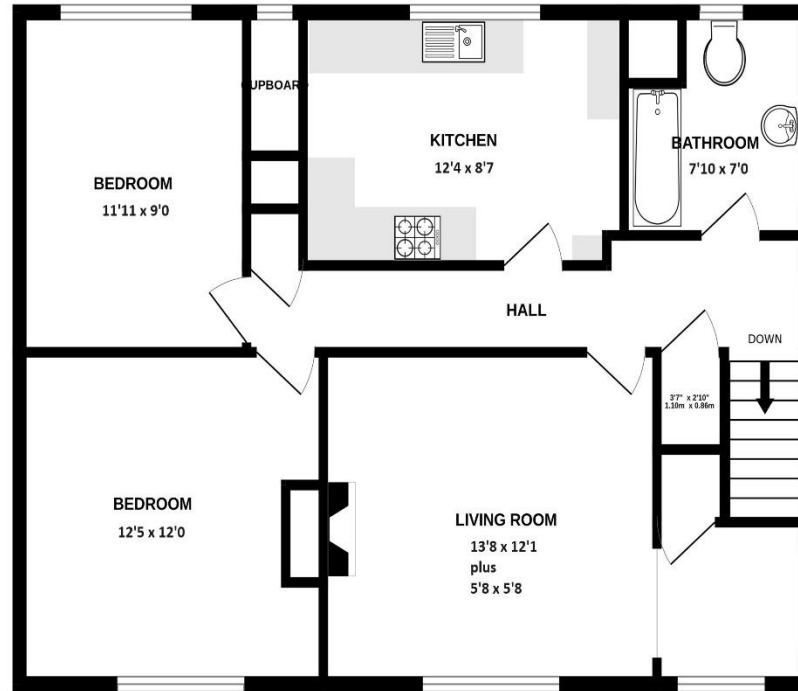




GROUND FLOOR
72 sq.ft. (6.7 sq.m.) approx.



1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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