



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Sandridge Road, St. Albans, AL1 4AG  
Asking Price £285,000



Located just a short walk to the city centre is this well-presented GROUND FLOOR one bedroom apartment with the added benefit of a LONG LEASE.

The accommodation comprises a shared entrance hall, bay fronted living room, separate kitchen, bedroom, large storage cupboard and a modern shower room.

With over 110 years remaining on the lease this property would make an ideal investment or first-time purchase.

Sandridge Road is an established residential location in the heart of Bernards Heath conveniently positioned within walking distance of St Albans city centre with its extensive shops and leisure facilities. St Albans City Station with its regular trains into London St Pancras is approximately 1.2 miles away.

The property is a stone's throw from The Heath itself and adjoining woodlands, ideal for weekend walks.

**Tenure: Leasehold**

**Term of Lease: 125 Years From December 2013**

**Service Charge: £TBC**

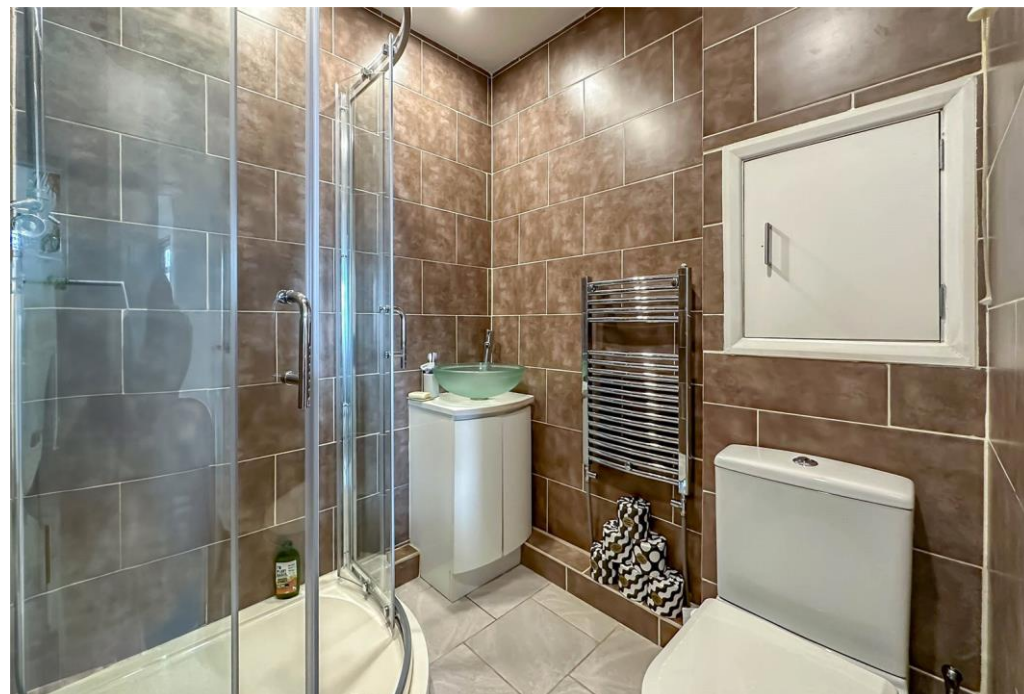
**Ground Rent: £TBC**

**Council Tax Band: B**

**EPC Rating: C**

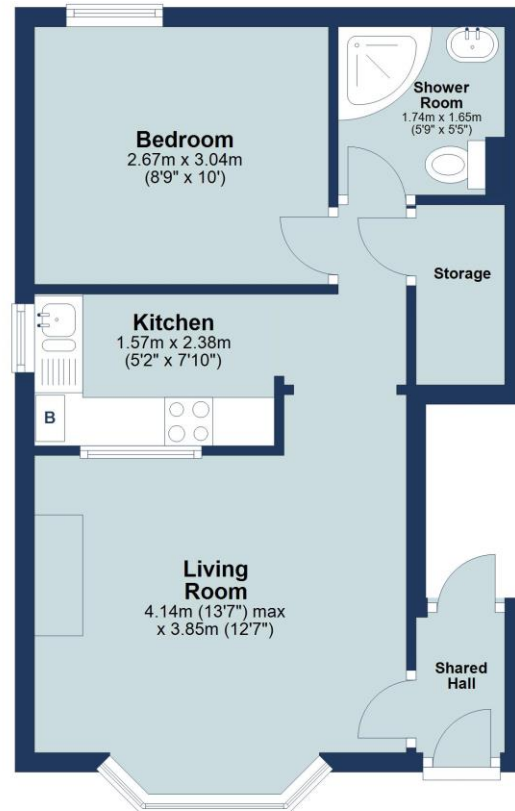






## Ground Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 34.4 sq. metres (370.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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