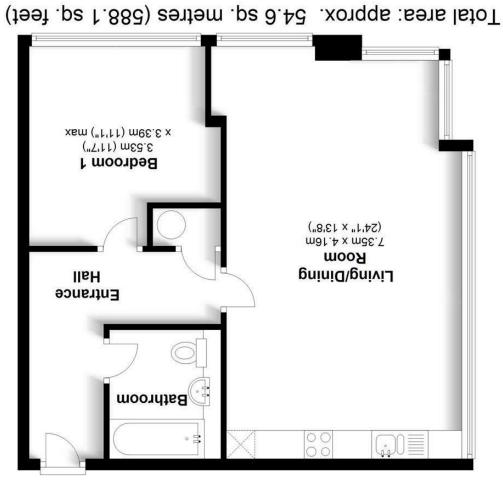


**First Floor** Approx. 54.6 sq. metres (588.1 sq. feet)



For Identification purposes only. Not to scale. Outbuldings not included in sqare footage.



# Sandridge Park | St Albans | AL3 6PH









## Entrance Hall

Wood effect Karndean flooring. Under floor heating. Airing cupboard housing hot water and heating system. Doors to:-

#### Living Room

An extremely spacious living room with double glazed windows. Wood effect Karndean flooring. Under floor heating. Down lighters. Opening onto:

## Kitchen

An extremely well maintained modern high gloss kitchen with a range of wall and base mounted units with Quartz work surfaces and up stands. Stainless steel sink unit with mixer tap. Integrated appliances to include: Oven with ceramic induction hob, extractor fan, dish washer, washer/dryer and fridge/freezer. Down lighters. Wood effect Karndean flooring. Under floor heating.

#### Bedroom

A generous size double bedroom with double glazed windows to side. Carpet flooring. Under floor heating.

### Bathroom

A luxury bathroom comprising: Bath with mixer tap, over head shower and glass screen. Wash hand basin. WC. Part tiled walls and tiled flooring. Under floor heating. Extractor fan.

# Parking

Allocated parking space.

# Lease

117 years remaining.

Service Charge £1000 per annum.

**Ground Rent** £250 per annum.









