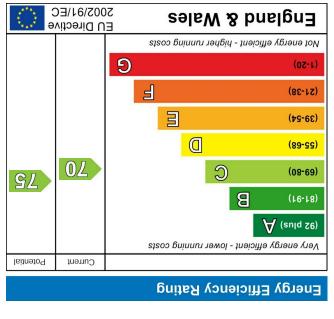


Bedroom 3.74m x 3.05m (12'3" x 10')

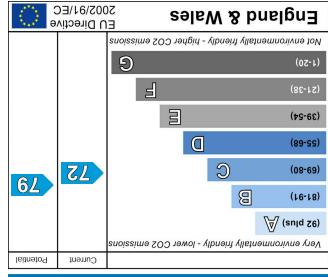
9fius-n∃

Approx. 14.1 sq. metres (151.7 sq. feet)

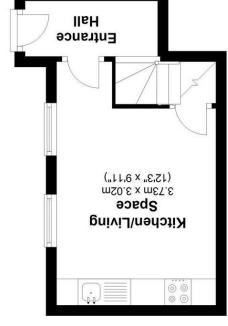
First Floor



Environmental Impact (CO₂) Rating



Ground Floor feet) Approx. 16.8 sq. metres (180.8 sq. feet)



Total area: approx. 30.9 sq. metres (332.4 sq. feet)

Not to scale, for identification purposes only. Plan produced using PlanUp.

01727 836561 www.daniels.uk.net | lettings@daniels.uk.net 32 London Road, 5t Albans, Herts, AL1 1NG



Sandridge Road | St Albans | AL1 4AG





Total area: approx. 30.9 sq. metres (332.4 sq. feet) Not to scale, for identification purposes only Plan produced using PlanUp.





A well presented split level One bedroom maisonette located in the popular Bernard's Heath area just to the north of the City centre, providing easy access to the Historic centre, main shopping area and railway station. The property is offered for sale chain free and in our opinion would make a superb first time purchase or investment.

Private entrance

A part glazed composite front door. Stairs to first floor. Door to.

Open plan style living room/ kitchen

Double glazed windows to front. High heat retention electric storage heater. Storage cupboard under stairs.

Kitchen Area

A range of wall and base units with roll top work surfaces. Inset stainless steel sink with mixer tap. Plumbing and space for washing machine. Space for under counter fridge and freezer. Hot plate and ceramic hob.

First floor bedroom

Double glazed window to rear. Built in cupboard. High heat retention electric storage heater. Door to:-

Shower room

Double glazed window to side. Shower cubicle with electric shower. Wash hand basin. WC. Electric heated towel rail. Extractor fan.



Front patio area

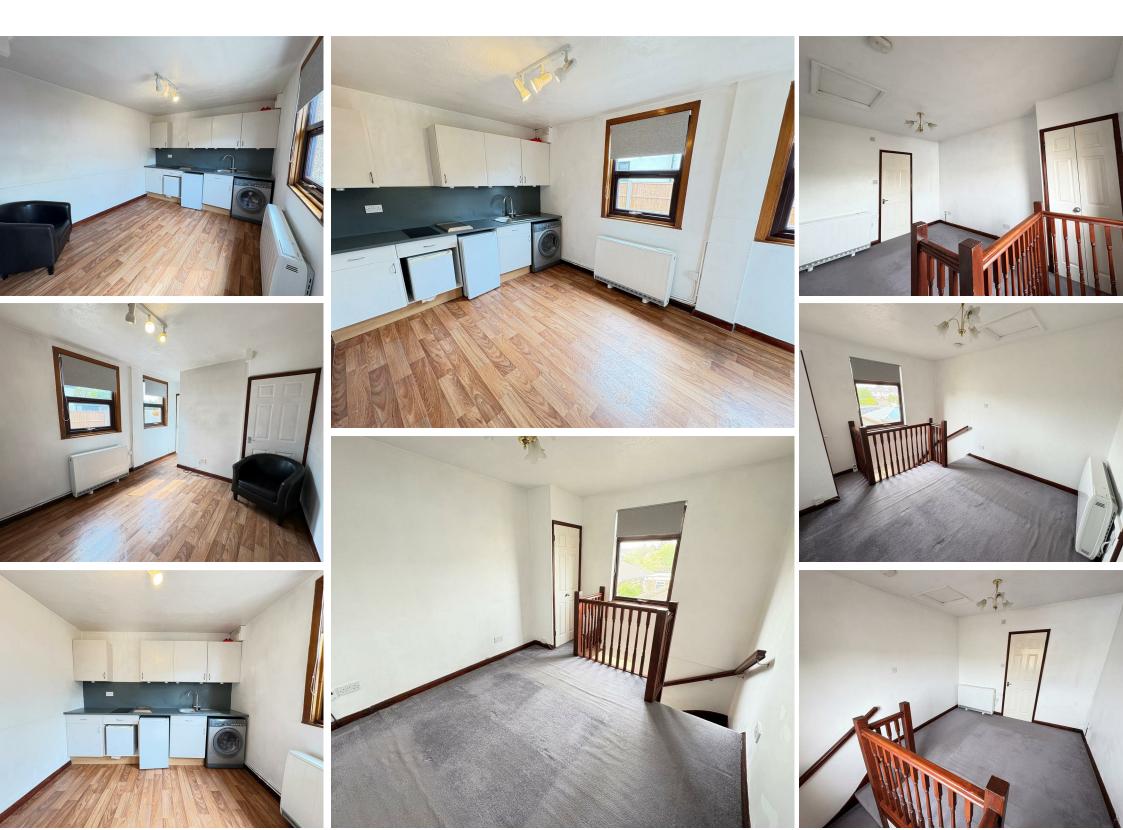
Parking Designated off-road parking space.

Council Tax band B

EPC rating band C

Ground Rent £300 per annum.

Lease



113 years remaining.