



**Connells**

Sandridge Court Twyford Road  
St. Albans



Sandridge Court Twyford Road  
St. Albans AL4 9BL

for sale offers in excess of  
**£275,000**



### Property Description

This two bedroom ground floor flat comprises of an entrance hall with airing cupboard, kitchen, lounge/dining room, two bedrooms and a bathroom. Externally there is allocated parking and communal gardens.

Sandridge Court is situated in a popular cul-de-sac location in Jersey Farm to the northeast side of St Albans and within walking distance of local amenities including a Tesco Metro, takeaway, doctors and a public house. The highly sought after area of Marshalswick is also close by and is renowned for its outstanding schools including Sandringham and Beaumont and The Quadrant shopping centre which boasts a large selection of local shops and eateries including a Marks and Spencer food hall. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

### Entrance Hall

Entry phone system, airing cupboard, radiator and wood flooring.

### Kitchen

7' x 9' ( 2.13m x 2.74m )  
Window to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, built in fridge freezer, space for washing machine and slim line dishwasher, wood flooring.

### Lounge/Dining Room

10' 1" max x 16' max ( 3.07m max x 4.88m max )  
Window to the side and rear, radiator and wood flooring.

### Bedroom One

8' x 12' ( 2.44m x 3.66m )  
Window to the front, radiator and wood

flooring.

### Bedroom Two

7' x 9' ( 2.13m x 2.74m )  
Window to the front, radiator and wood flooring.

### Bathroom

Three piece suite comprising of wc, wash hand basin in vanity unit and bath with hand held shower, heated towel rail, extractor fan and fully tiled.

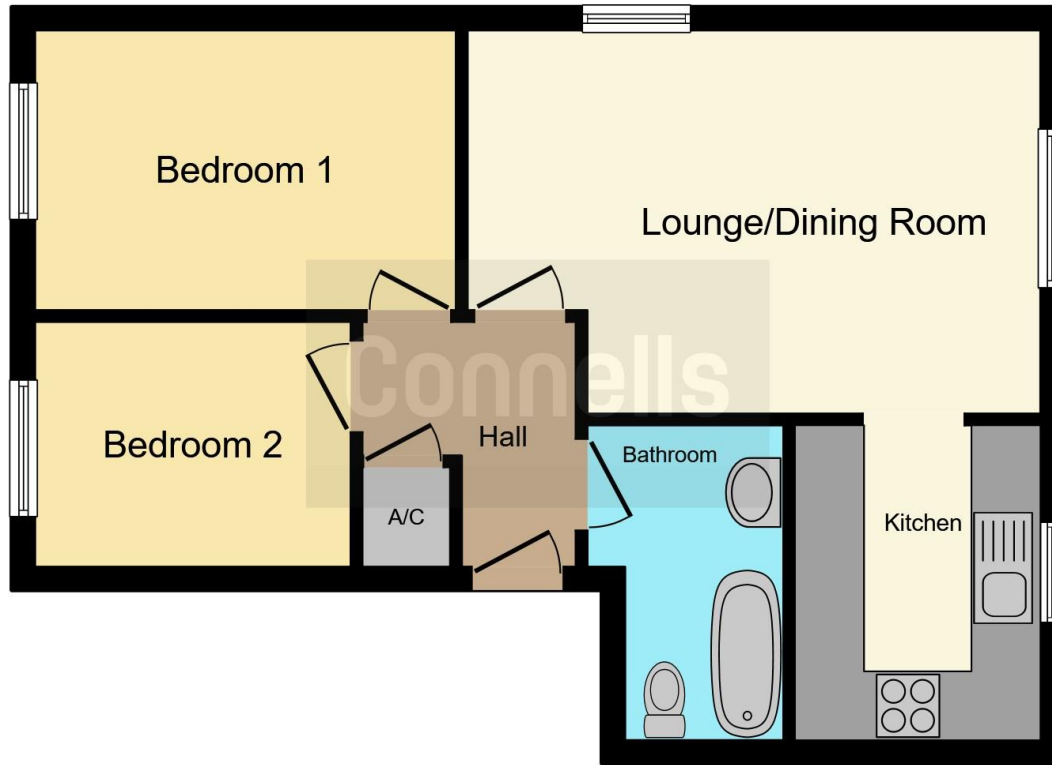
### Parking

Allocated parking.

### Garden

Communal gardens.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/MWK305747](http://connells.co.uk/Property/MWK305747)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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