



1 Sanders Place Camp Road, St Albans, AL1 5FY

Guide price £375,000 Leasehold



Paul Barker
ESTATE AGENTS

1 Sanders Place Camp Road

St Albans, AL1 5FY

A well-presented two-bedroom ground floor apartment with allocated parking, a long lease and attractive communal gardens, enjoying a wonderful outlook from the living room.

The property begins with a secure entry leading into a communal hallway to a private front door. The accommodation opens in to a hall with doors to all rooms, including a bright and airy open-plan lounge, kitchen and dining area, with a delightful outlook from the living room window, creating a pleasant and relaxing space to enjoy throughout the year. The modern kitchen is fitted with a range of units and provides ample space for dining and entertaining.

There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, while the second bedroom is served by a well-appointed family bathroom.

Further benefits include a long lease, allocated off-road parking and access to attractive communal garden areas, ideal for enjoying the outdoors without the upkeep of a private garden.

Sanders Place is wonderfully located within 0.6 miles of the mainline train station into St Pancras International. A parade of local shops is only a short walk away and the convenience of the bustling shops and services in Fleetville are all within easy reach.





ACCOMMODATION

Hall

Lounge/Kitchen/Dining
14' x 18'9 (4.27m x 5.72m)

Bedroom One
11'5 x 11'7 (3.48m x 3.53m)

En-Suite

Bedroom Two
12'6 x 6'10 (3.81m x 2.08m)

Bathroom

EXTERNAL

Allocated parking space

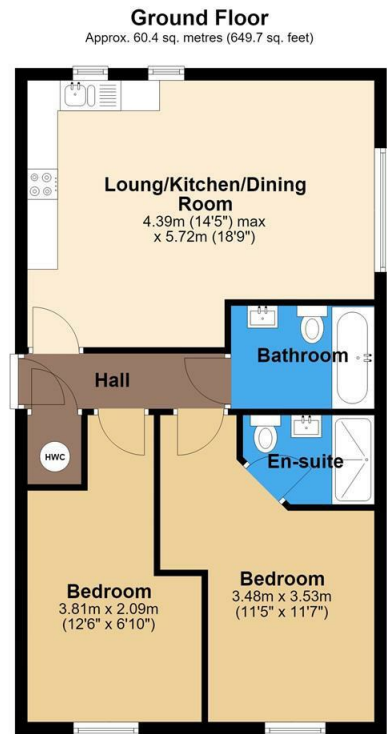
LEASE DETAILS

Service Charge - £765.22 per 6 months

Ground Rent - £150 per 6 months

Lease Remaining - 109 years

Floor Plan



Total area: approx. 60.4 sq. metres (649.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

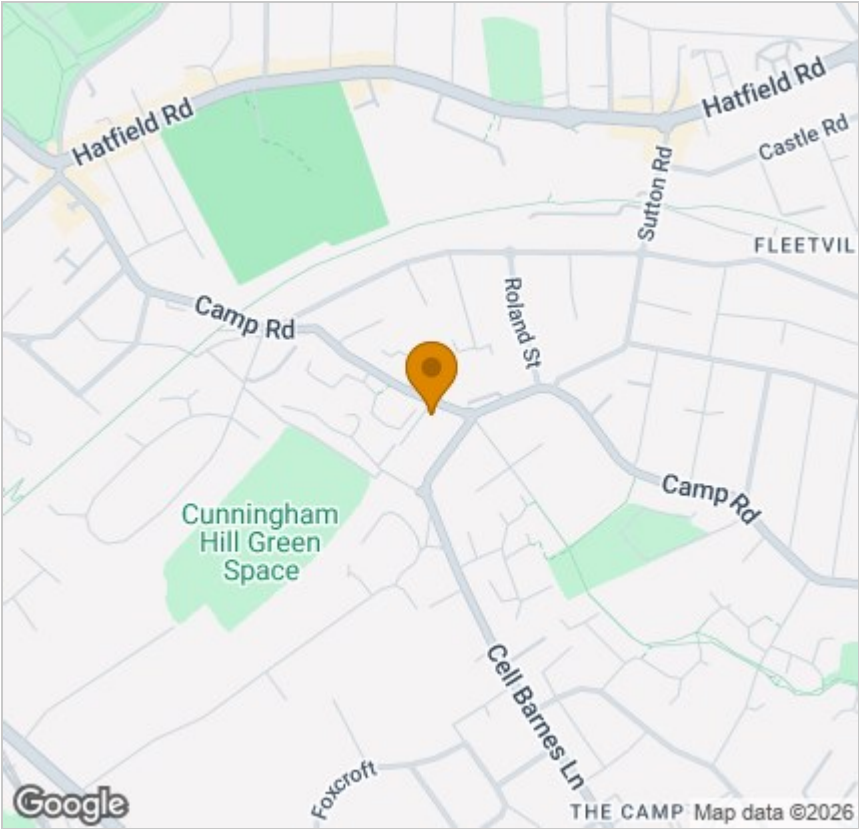
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

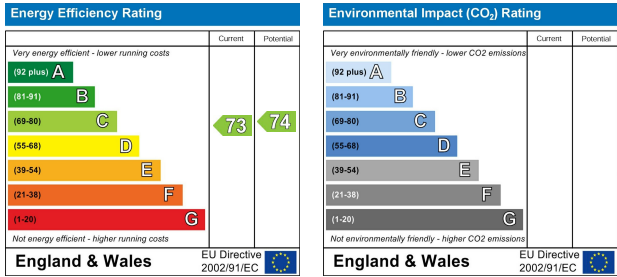
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Area Map



Energy Efficiency Graph



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