



Connells

The Birches Sandridge Park
St. Albans



Property Description

Positioned within the ever-popular Birches development, the apartment has been thoughtfully designed to offer contemporary living with a bright and welcoming feel throughout.

At its heart is a generous open-plan kitchen, dining and living space, creating the perfect setting for relaxing, entertaining or working from home. Triple-glazed windows flood the apartment with natural light while also providing excellent insulation and a peaceful living environment.

The property benefits from a balcony area leading directly from the living space, providing an enjoyable outdoor area for relaxing. The bedroom is a generous size double, plus there is the added benefit of a modern and stylish bathroom.

The development itself offers the security and convenience of a secure entry system, together with an allocated parking space and additional visitor parking, making day-to-day living effortless for both residents and guests.

Combining modern design with practicality, this superb apartment enjoys all the benefits of a well-maintained, newer-build development. With excellent rental potential, low-maintenance living and easy access to local amenities and transport links, it presents an outstanding opportunity for first-time buyers, professionals and investors alike.

Ground Rent

£0.00

Annual Service Charge

£1,200

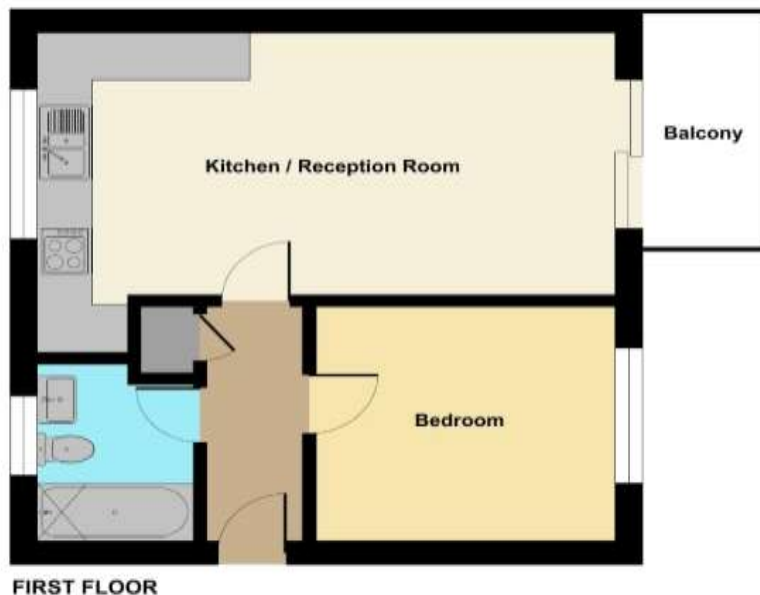
Length Of Lease

118 Years remaining



Sandridge Park, Porters Wood, St. Albans, AL3

Approximate Area = 442 sq ft / 41 sq m
For identification only - Not to scale



Floor plan produced in accordance with NPS Property Measurement (2nd Edition), incorporating International Property Measurement Standards (IPMS Residential). © Connells 2021. Produced for William H Brown - REF: 1404833



To view this property please contact Connells on

T 01727 856 781
E stalbands@connells.co.uk

38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: B

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STA318044

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.



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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Property Ref: STA318044 - 0005