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HOUSE LANE

ST. ALBANS

AL4 9UY

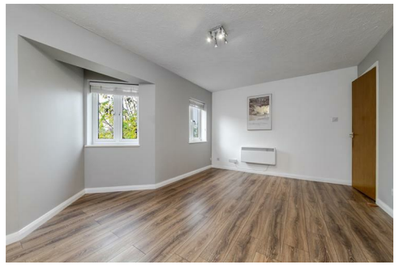
Price Guide £245,000

EPC Rating: Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

Situated in the heart of the highly sought-after village of Sandridge, this beautifully maintained one-bedroom maisonette offers an excellent opportunity for first-time buyers, downsizers or investors alike. Offering approximately 423 sq ft of well-proportioned accommodation, the property comprises a bright and welcoming reception room, a generous double bedroom, bathroom and a well-appointed kitchen. Presented in good decorative order throughout, the maisonette provides comfortable, low-maintenance living with the added benefits of allocated parking, an exceptionally long lease of over 950 years and no onward chain. Ideally positioned just a short stroll from Sandridge village High Street, residents can enjoy a wonderful selection of local shops, traditional pubs and everyday amenities, together with the beautiful surrounding countryside and nearby Heartwood Forest. The historic city centre of St Albans is also within easy reach, offering an extensive range of shopping, dining and leisure facilities, alongside excellent transport connections into London. Combining village charm, convenience and an attractive long-term investment opportunity, this delightful home is perfectly suited to those seeking a peaceful setting without compromising on accessibility.

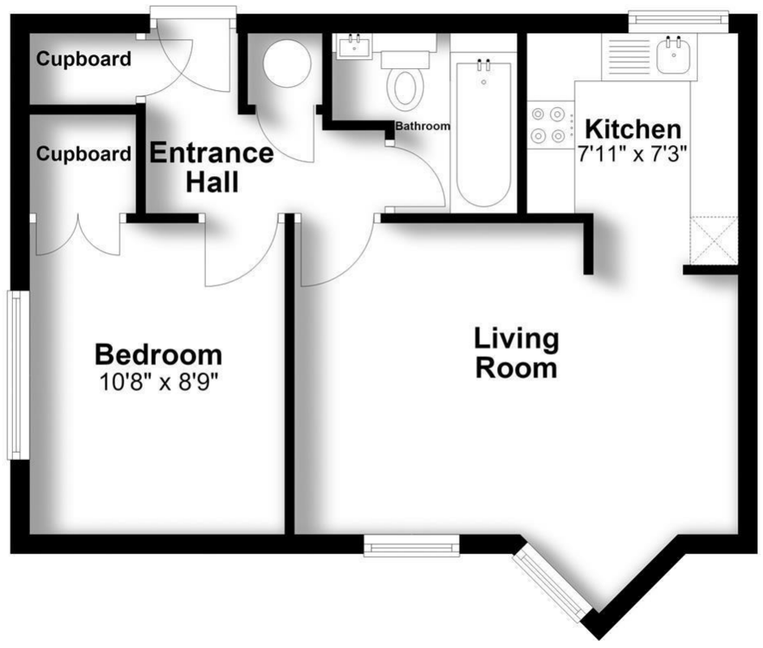






First Floor

Approx. 423.8 sq. feet



Total area: approx. 423.8 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.

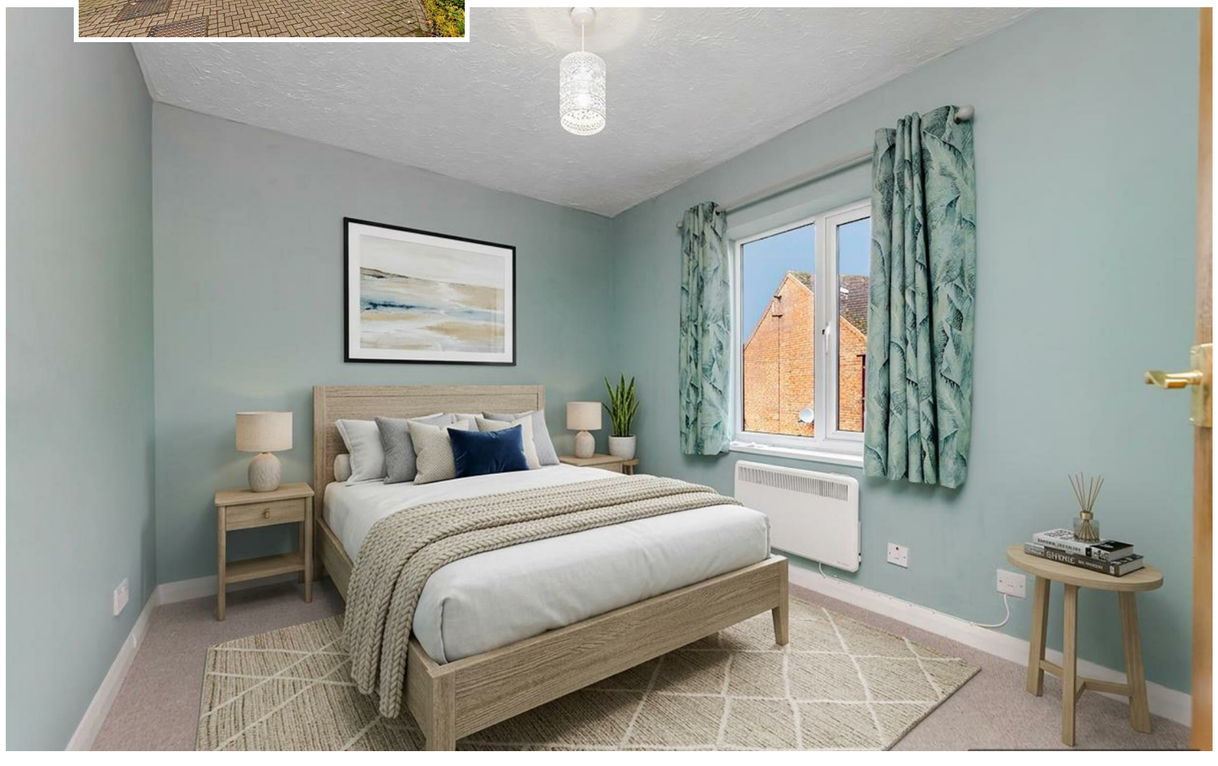
Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

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Perfect Fusion of Location And Way of Living







Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



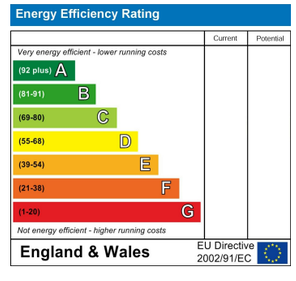






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- Sandridge Village
- First Floor Apartment
- Over 900 year Lease
- Modern interior



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