Whittaker & Co

THE PROPERTY PEOPLE









5 Forest View 35 High Street

Sandridge, AL4 9DD

A spacious, beautifully presented first floor flat with far-reaching views towards Heartwood Forest. The accommodation is finished to a high specification, with a principal bedroom and en suite shower room, and a modern fitted kitchen with granite worksurfaces.

Sandridge is a charming village on the edge of St Albans, with a well-stocked village store, tea rooms and a choice of friendly pubs. A wider range of shops, leisure facilities and a mainline station are all a short drive away.

Guide price £385,000

5 Forest View 35 High Street
Sandridge, AL4 9DD

2 2 1 B

- Beautifully presented first floor flat with Heartwood Forest view and communal garden
- Modern fitted kitchen with integrated appliances and granite worktops
- Main bedroom with en suite shower room and Spacious 2nd bedroom and tastefully fitted bathroom
- Loft storage
- Living room and master bedroom with countryside view
- Private allocated parking
- lovely neighbours and residents WhatsApp
- Double glazing with plantation shutters
- St.Albans mainline station (2.3 miles)
- Leasehold: 125 years from 2017. Ground Rent £250 per annum. Service Charge: £450 every 6 months

GROUND FLOOR

Main Entrance With Entry phone

Communal Entrance Hall

FIRST FLOOR

FLAT 5 ACCOMMODATION

Entrance Door

Entrance Hall

Living Room
15'2 x 11'6 (4.62m x 3.51m)

Kitchen
11'5 x 8' (3.48m x 2.44m)

Bedroom One
15'2 x 9'6 (4.62m x 2.90m)

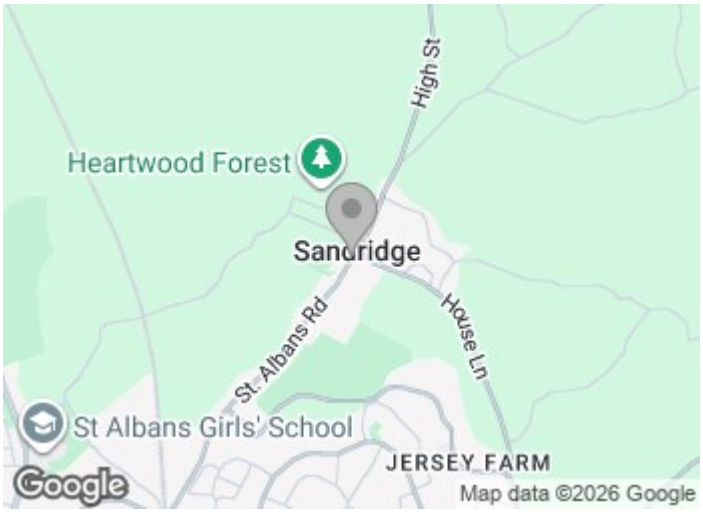
En Suite Shower Room

Bedroom Two
13'6 x 9'5 (4.11m x 2.87m)

Main Bathroom

EXTERNALLY

Private Allocated Parking



Directions




NO RUFF RAFF PLEASE









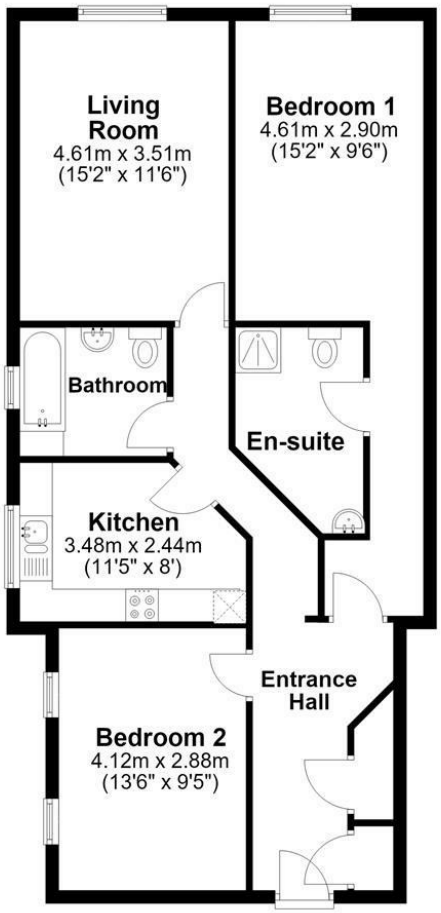




Floor Plan

First Floor

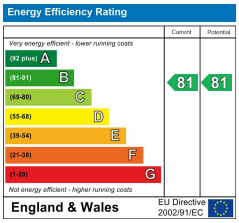
Approx. 78.8 sq. metres (847.7 sq. feet)

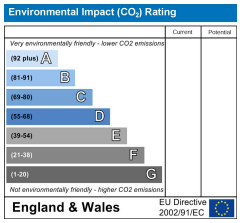


Total area: approx. 78.8 sq. metres (847.7 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





1 Leyton Green, Harpenden, Hertfordshire, AL5 2TE
Tel: 01582 761500 Email: sales@whittakerandco.co.uk www.whittakerandco.co.uk