



24 St. Leonards Court House Lane, St. Albans, AL4 9UY

Guide price £280,000 Leasehold



24 St. Leonards Court House

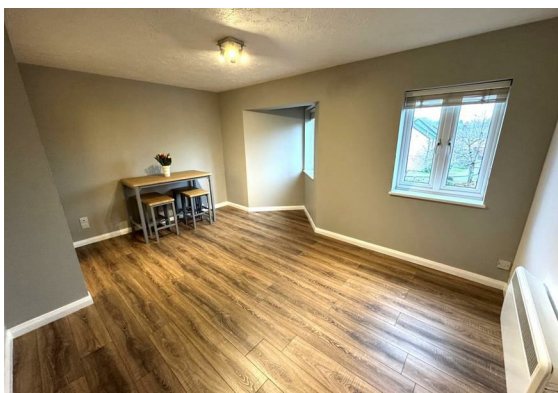
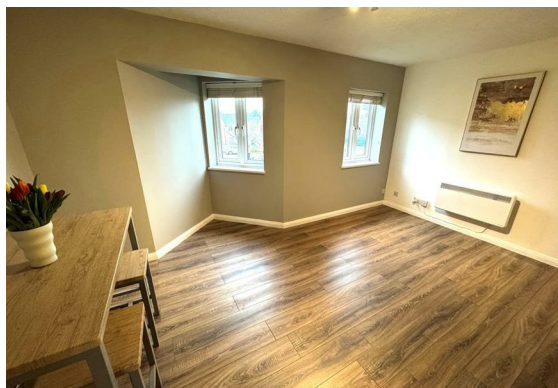
St. Albans, AL4 9UY

A well-presented one-bedroom first-floor apartment situated in the attractive village of Sandridge is offered with an exceptionally long lease of 960 years remaining and an allocated parking space.

The accommodation is accessed via a secure front door with stairs rising to the private apartment door through to a welcoming hallway providing access to all rooms. The apartment comprises a spacious living room, including a dining room and leading into a fitted kitchen with recesses for whitegoods. There is a generous double bedroom with built-in wardrobes, and a bathroom. The property also benefits from excellent built-in storage, including two hallway cupboards and a loft hatch in the bedroom.

Externally, the property benefits from an allocated parking space and communal grounds. The apartment is conveniently located within easy reach of Sandridge High Street, Heartwood Forest and St Albans City Centre, the property enjoys the best of village living with excellent transport services and access to London St Pancras.

Under the "AI Disclosure Act of 2023", the internal photographs have been furnished and generated using artificial intelligence technology and are meant for illustration purposes only.





ACCOMMODATION

Hallway

Cloakroom cupboard

Airing cupboard

Living Room

15'2 x 10'7 (4.62m x 3.23m)

Kitchen

Bedroom

10'7 x 8'7 (3.23m x 2.62m)

Bathroom

EXTERNAL

Allocated parking space

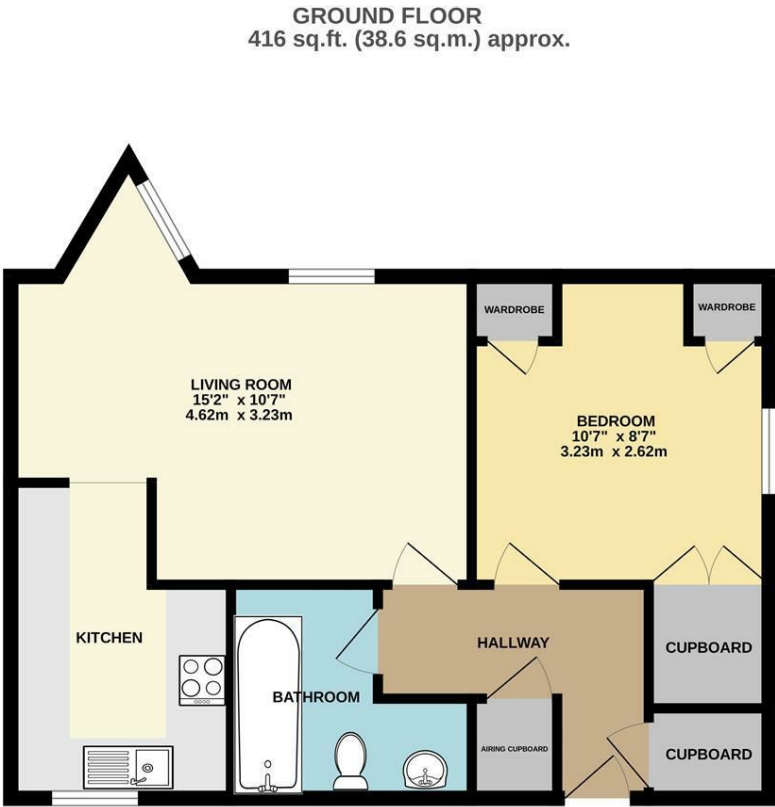
LEASE DETAILS

Service Charge

Ground Rent

Lease Term remaining 960 years

Floor Plan



TOTAL FLOOR AREA : 416 sq.ft. (38.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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

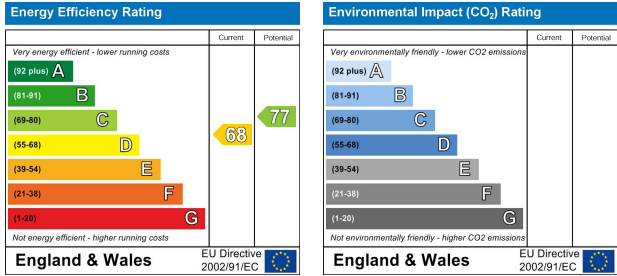
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS