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

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

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

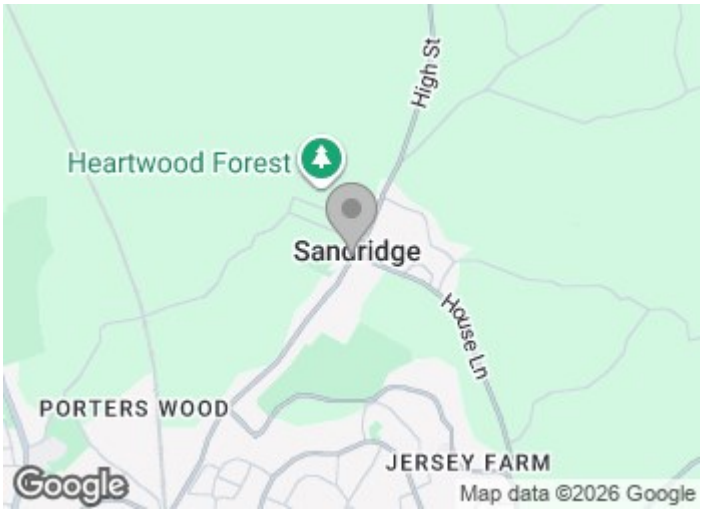
Bedroom Two

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

Main Bathroom

EXTERNALLY

Private Allocated Parking



Directions




NO RUFF RAFF PLEASE









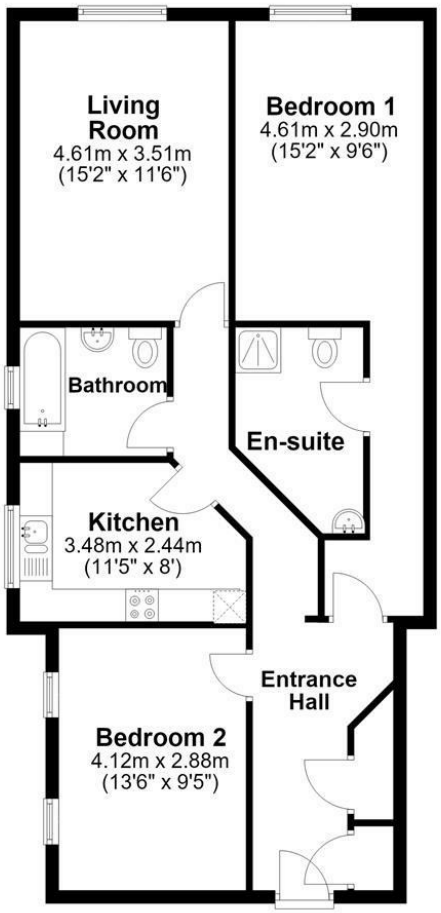




Floor Plan

First Floor

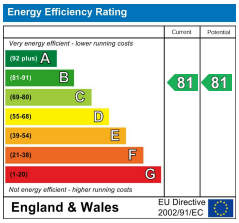
Approx. 78.8 sq. metres (847.7 sq. feet)

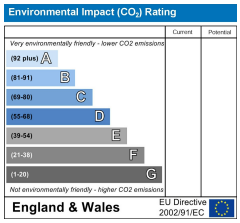


Total area: approx. 78.8 sq. metres (847.7 sq. feet)

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

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