



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Sanders Place, Camp Road, AL1 5FY
Asking Price £400,000

A well-presented GROUND FLOOR two-bedroom, two-bathroom apartment located in a quiet development with allocated PARKING and communal gardens. This property enjoys a LONG LEASE and would make an ideal investment or first-time purchase.

The accommodation comprises of a dual aspect main bedroom with built in wardrobes and en-suite, further double bedroom, modern family bathroom and a fantastic open plan kitchen/living room with sliding patio doors opening directly onto well-tended south facing gardens, within which the current owners enjoy evening meals and drinks during the summer months.

Externally the property benefits from an allocated parking space, secure cycle racks and communal gardens.

Sanders Place is a small development of 14 apartments arranged between two blocks constructed in 2011. Set at the back of the development in a quiet location off Camp Road, which is a popular residential area, it has easy access to local amenities and St Albans' main access routes.

St Albans City Station with its regular trains into London St Pancras and beyond is approximately 0.7 miles away.

Tenure: Leasehold
Term of Lease: 125 Years From August 2011
Service Charge: £1,066 PA (For 2023)
Ground Rent: £300 PA
Council Tax Band: D
EPC Rating: C



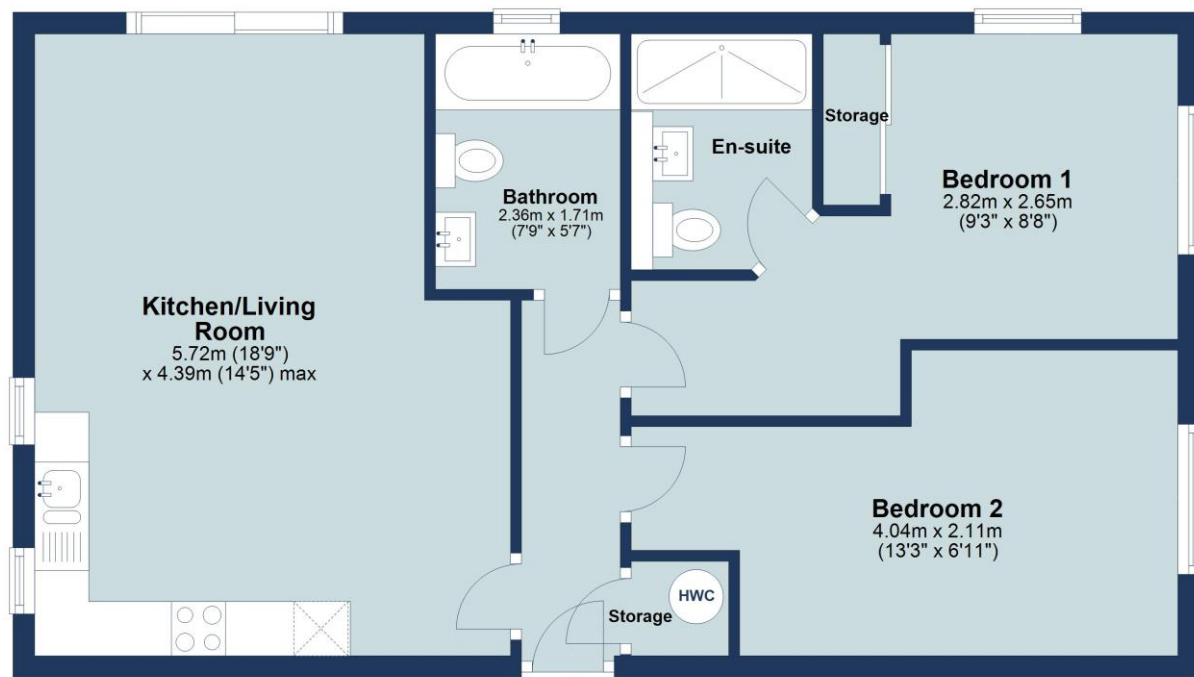






Ground Floor

Approx. 60.4 sq. metres (650.2 sq. feet)



Total area: approx. 60.4 sq. metres (650.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as guide.
Plan produced using PlanUp.

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