



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

Sanders Place, Camp Road, AL1 5FY
Asking Price £415,000

Located in a quiet cul-de-sac close to St Albans City Station is this well-presented TWO BEDROOM TWO BATHROOM split level maisonette. The property enjoys a LONG LEASE and comes with allocated parking and communal gardens.

The accommodation comprises of a beautiful open plan kitchen / living /dining room, cloakroom, large storage cupboard, two well-proportioned bedrooms and two bathrooms. 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 November 2011

Service Charge: £1,893 PA For 2024

Ground Rent: £600 PA For 2024

Council Tax Band: D

EPC Rating: D





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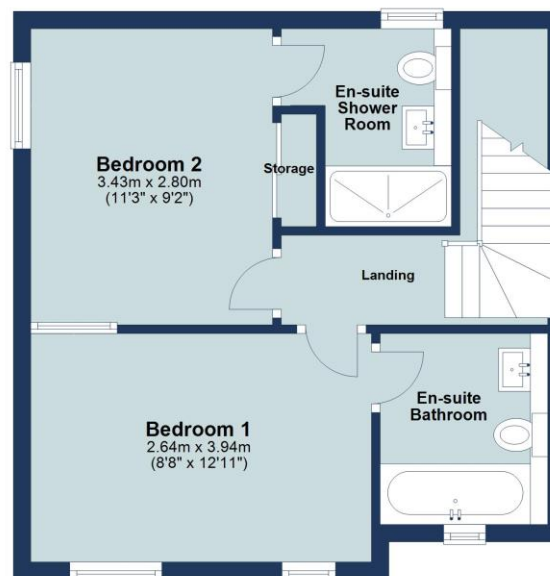
Ground Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 71.9 sq. metres (774.0 sq. feet)

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

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