



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

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

NO UPPER CHAIN

Located on the TOP FLOOR of this sought after development is this large TWO BEDROOM TWO BATHROOM apartment with an ALLOCATED PARKING SPACE. This property also enjoys a LONG LEASE and would make an ideal investment or first-time purchase.

The accommodation comprises of a dual aspect open plan kitchen / living / dining room, two double 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

Tenure: Leasehold

Term of Lease: 125 Years From January 2005

Service Charge: £1,345.18 PA For 2024

Ground Rent: £300 PA For 2024

Council Tax Band: D

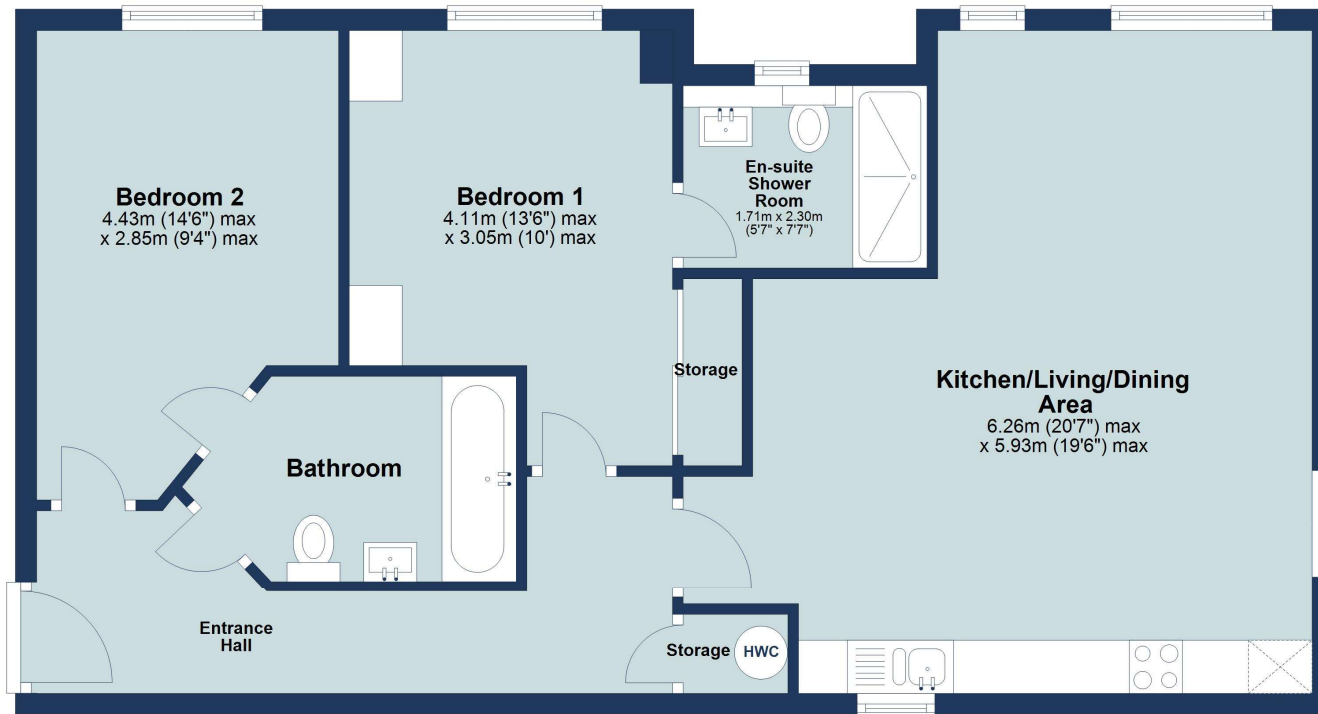
EPC Rating: C





Top Floor

Approx. 74.0 sq. metres (796.9 sq. feet)



Total area: approx. 74.0 sq. metres (796.9 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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