



**Sanders Place, St. Albans AL1 5FY**

**welcome to**

**Sanders Place, St. Albans**

Situated in the sought-after Sanders Place, this beautifully presented, chain-free apartment offers contemporary open-plan living in a highly convenient location just 0.8 miles from the mainline train station.



# Camp Road, St. Albans, AL1

Approximate Area = 714 sq ft / 66.3 sq m

For identification only - Not to scale

## Living/Kitchen/Dining Room

18' 9" max x 14' 5" max ( 5.71m max x 4.39m max )

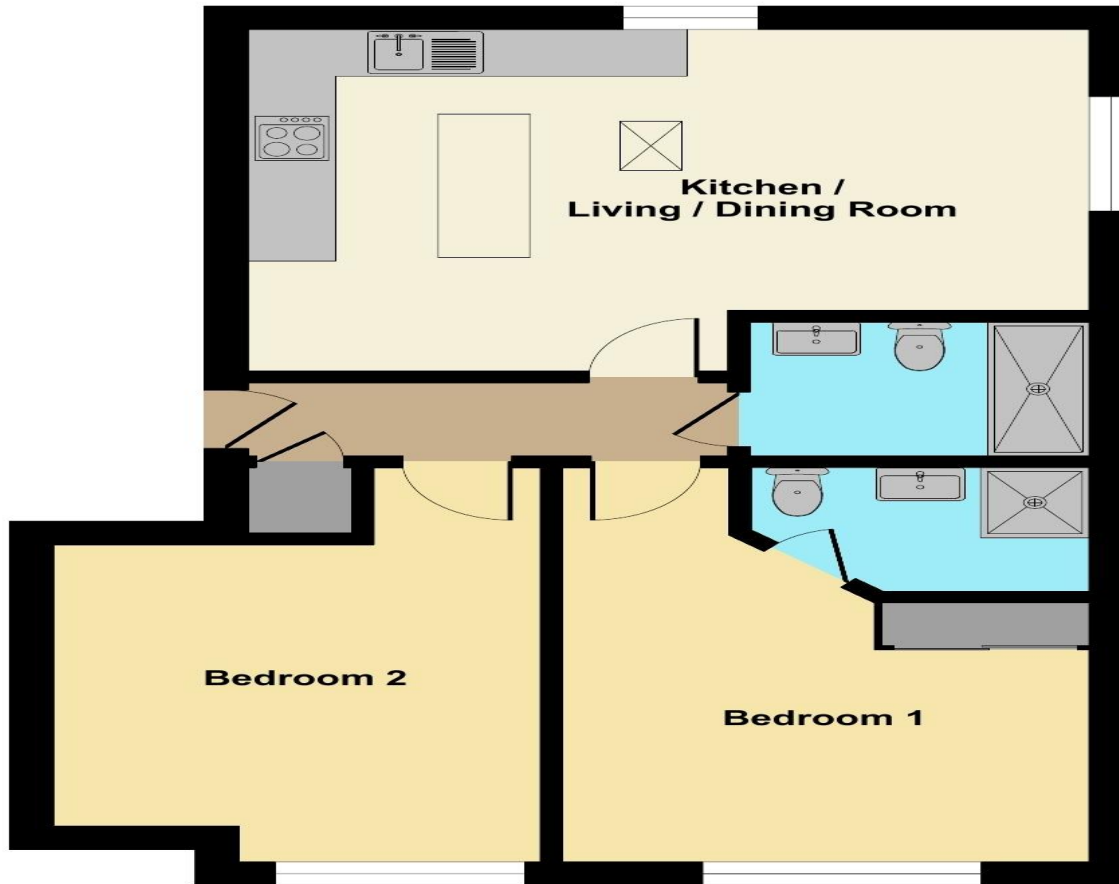
## Bedroom 1

16' 8" max x 11' 10" max ( 5.08m max x 3.61m max )

## Bedroom 2

16' 7" max x 11' 9" max ( 5.05m max x 3.58m max )

## Bathroom



FIRST FLOOR



welcome to

## Sanders Place, St. Albans

- First Floor Apartment
- 2 Bedrooms
- Allocated Parking
- Chain Free
- 0.8 Miles from Train Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1509.64

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £390,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ALB106117](http://williamhbrown.co.uk/Property/ALB106117)



Property Ref:  
ALB106117 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01727 834838**



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,  
AL1 3XZ



**williamhbrown.co.uk**