



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

Sandridge Road, St. Albans, AL1 4AG
Asking Price £175,000

Recently redecorated and part refurbished, located in the sought-after BERNARDS HEATH area, this well-presented split-level maisonette offers convenience, semi-private outdoor space, and excellent PROXIMITY TO ST ALBANS CITY CENTRE and mainline station.

The accommodation includes a bright kitchen/dining room with understairs storage, while upstairs features a bedroom with built in storage and an en suite shower room. The property also benefits from double glazing, allocated parking and no onward chain, making it an ideal choice for first time buyers or investors.

Perfectly positioned for city living, Sandridge Road is within walking distance of Bernards Heath's open green spaces, a range of local shops and cafés, and highly regarded schools such as St Albans Girls' School and Bernards Heath Infant and Nursery School. With the mainline station nearby offering fast connections to London St Pancras, and the city centre's restaurants and amenities just a short stroll away, this property offers the ideal blend of convenience, lifestyle, and investment potential.

Tenure: Leasehold

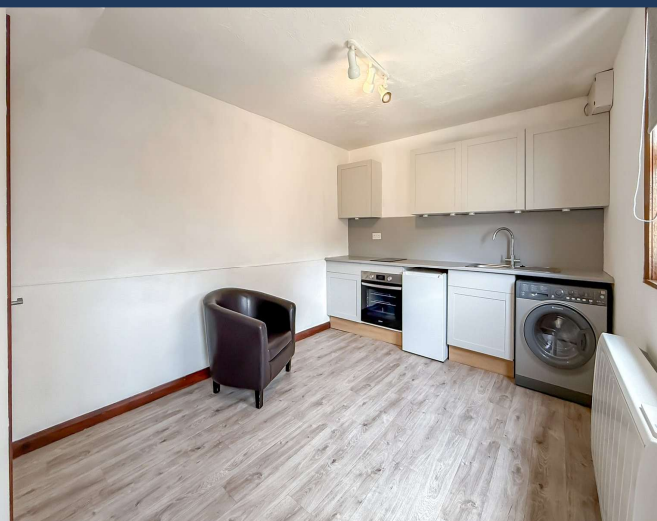
Term of Lease: 125 Years from December 2013

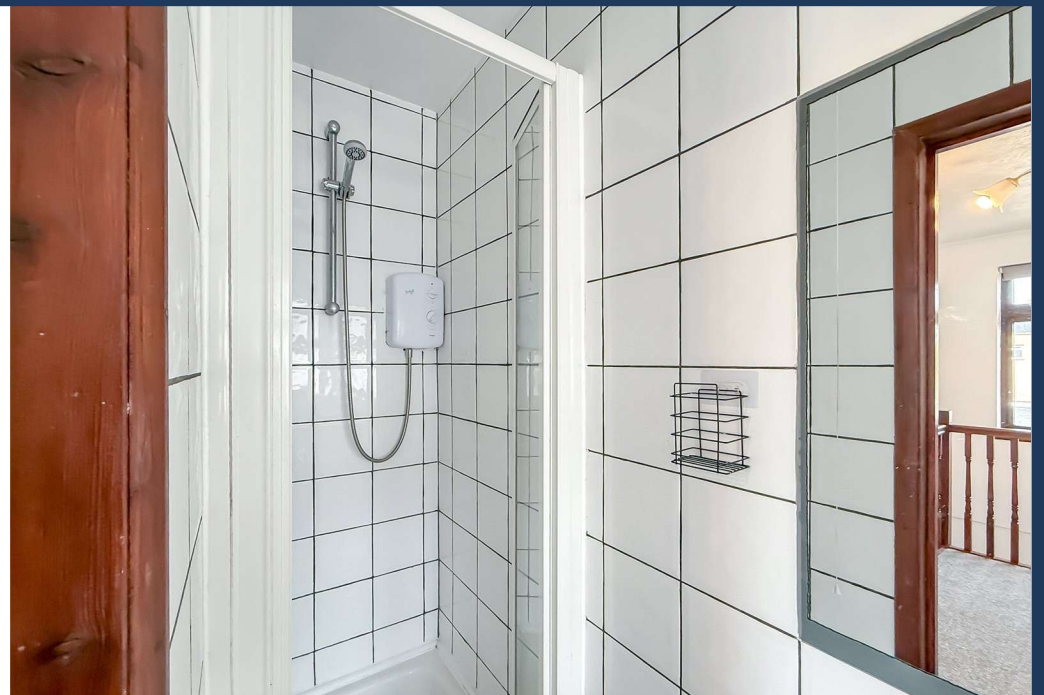
Service Charge: £710 PA For 2026

Ground Rent: £300 PA For 2026

Council Tax Band: B

EPC Rating: C





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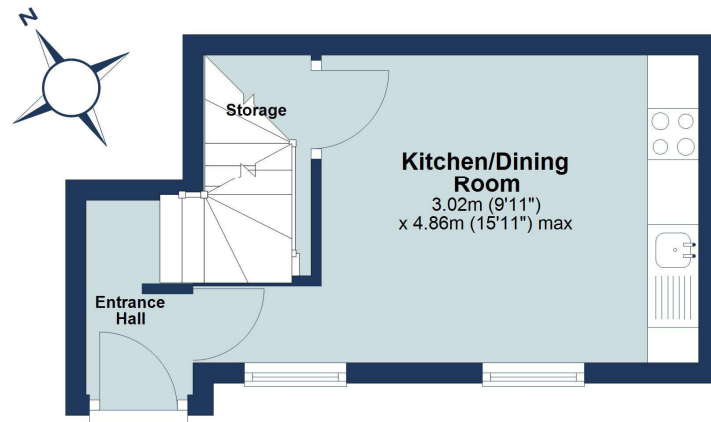
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Ground Floor

Approx. 16.8 sq. metres (180.9 sq. feet)



First Floor

Approx. 14.9 sq. metres (160.5 sq. feet)



Total area: approx. 31.7 sq. metres (341.4 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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f @bradfordandhowley
@bradfordandhowley
in @bradford-howley
@bradfordhowley4660

01727 898150
stalbans@bradfordandhowley.com
8 Chequer Street, St Albans, Herts, AL1 3XZ