

 2 Bedrooms

 2 Bathrooms

 1 Reception

 Allocated Parking

 EPC Band C

Leasehold (110 years remaining)

Service Charge:
£509.64 per annum

Ground Rent:
£300.00 per annum

Council Tax Band:
D £2,368.36 (2026/2027)

Local Authority:
St Albans City & District Council



A stylish, chain-free apartment in the popular Sanders Place development, offering modern open-plan living with allocated parking, just 0.8 miles from the mainline station.

Description

Situated within the highly sought-after Sanders Place development, this exceptional two-bedroom first-floor apartment combines stylish contemporary living with a superb location, just 0.8 miles from the mainline railway station, making it ideal for commuters, first-time buyers, downsizers and investors alike. Beautifully presented throughout and offered to the market chain free, the apartment is centred around an impressive open-plan kitchen, living and dining space. A striking vaulted ceiling enhances the sense of light and space, while the contemporary fitted kitchen features a central island, creating the perfect setting for both everyday living and entertaining. The property offers two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes. A modern family bathroom is complemented by an additional shower room, providing practicality and convenience for both residents and visiting guests. Externally, the property benefits from allocated parking, while its enviable location provides easy access to the vibrant city centre, excellent local amenities and superb transport links. This fantastic apartment presents a rare opportunity to acquire a spacious and stylish home in one of the area's most desirable developments. Early viewing is highly recommended.

Location

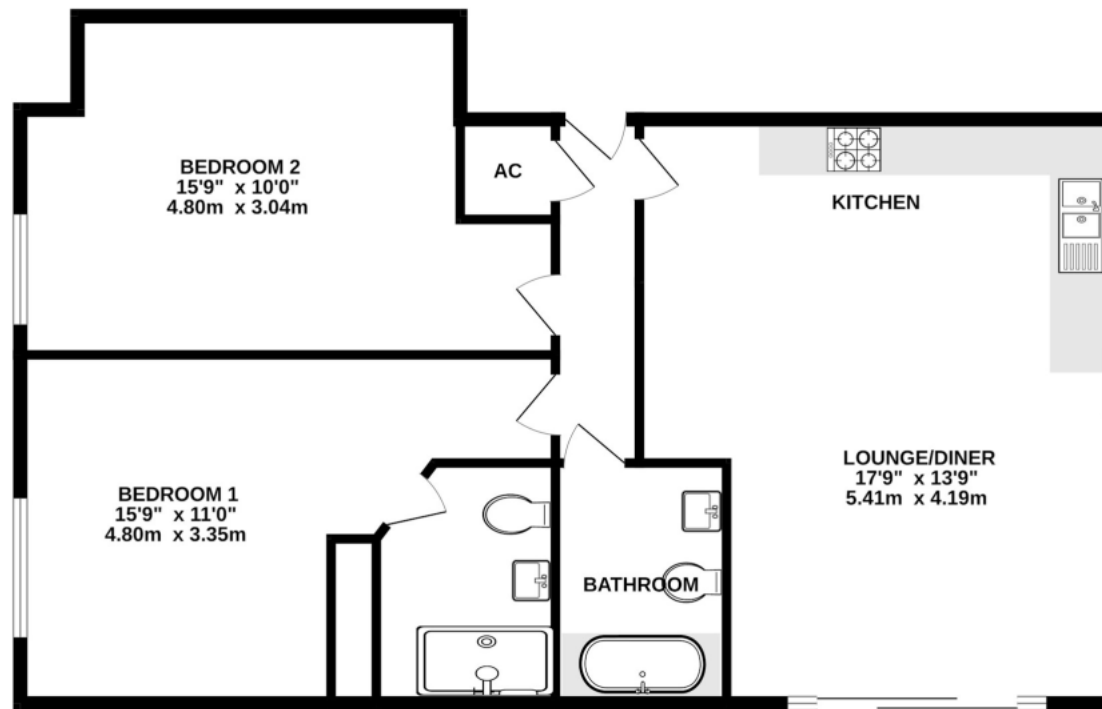
Sanders Place is ideally located on the eastern side of St Albans, just 0.8 miles from the mainline station, offering fast links into London St Pancras.

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









TOTAL FLOOR AREA : 1119sq.ft. (104.0 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.