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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HIGH STREET
SANDRIDGE
AL4 9DD

Asking Price £350,000

EPC Rating: C Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

Centrally located in the charming village of Sandridge, this delightful two bedroom apartments offers a perfect blend of comfort and convenience. With its prime location, residents can enjoy the serene atmosphere of village life while being just a stone's throw away from the stunning Heartwood Forest, ideal for leisurely walks and outdoor activities. The accommodation includes entrance hall, open plan kitchen/diner/lounge, two bedrooms, en suite shower room and bathroom. The property is situated in the picturesque village of Sandridge with local tea room and choice of public houses. The village is within easy access to the historical city of St Albans which provides for a comprehensive range of shopping and leisure facilities. This property boasts the added benefit of off-road allocated parking, ensuring that you will never have to worry about finding a space. The absence of an upper chain makes for a smooth and hassle-free purchasing process, allowing you to settle into your new home without delay.



Ground Floor

Approx. 661.9 sq. feet



Total area: approx. 661.9 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Specialists in Bespoke Properties

- Ground Floor Apartment
- EnSuite To Master
- Village Location
- Off Road Parking
- Two Bedrroms
- Allocated Parking
- Near Heartwood Forest
- Open Plan Kitchen/Diner

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



