



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

The Ridgeway, St. Albans, AL4 9TY
Guide Price £300,000

Situated within a central location, close to local shops and Sandringham School, is this well-presented two-bedroom upper floor maisonette, which is offered for sale with a Share of the Freehold and No Upper Chain.

Internally the property offers two well-proportioned bedrooms, an open plan sitting/dining space which overlooks the communal gardens to the front of the property, a well-equipped separate kitchen and a refitted bathroom.

The property also benefits from a large loft space, which potentially could be converted into extra accommodation subject to approval.

Externally the property offers communal gardens and residents parking.

Tenure: Share of Freehold

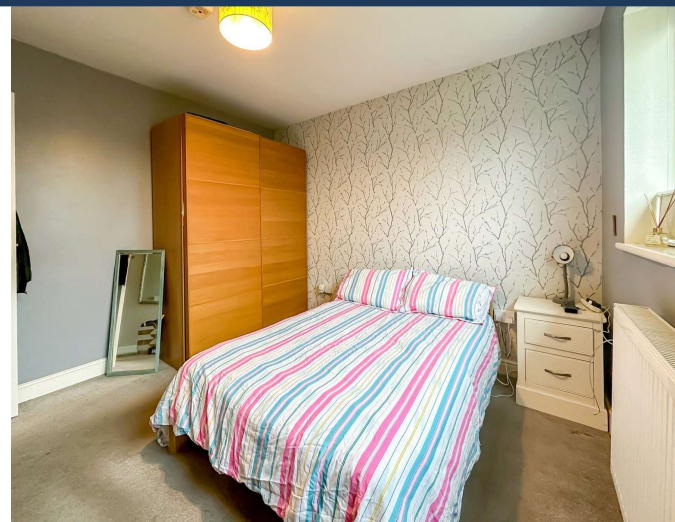
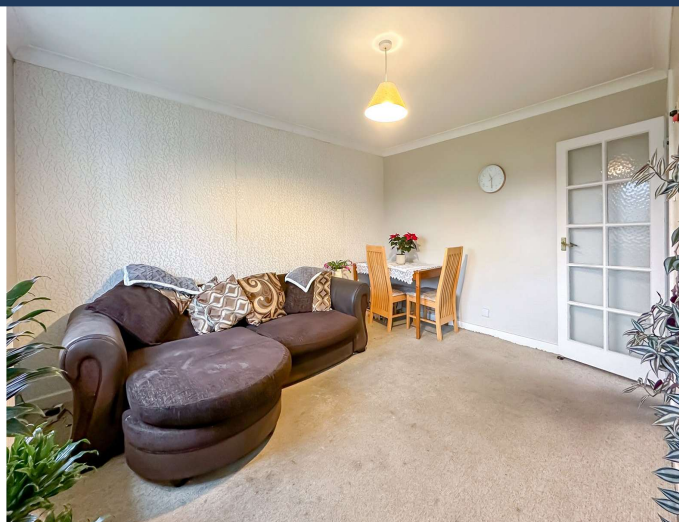
Term of Lease: 999 Years From September 1960

Service Charge: £1,400 PA For 2024

Ground Rent: £0 PA For 2024

Council Tax Band: B

EPC Rating: D





Looking to Sell or Let your
current home?



Scan me to request your **FREE**
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for **FREE** mortgage monitoring today, giving
you peace of mind you are on the right deal, every
month.

We will compare your mortgage against thousands of
deals and send you a monthly report.

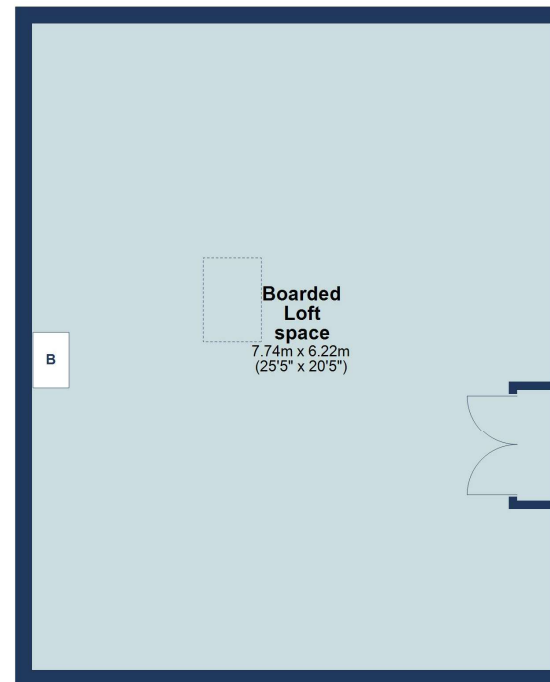
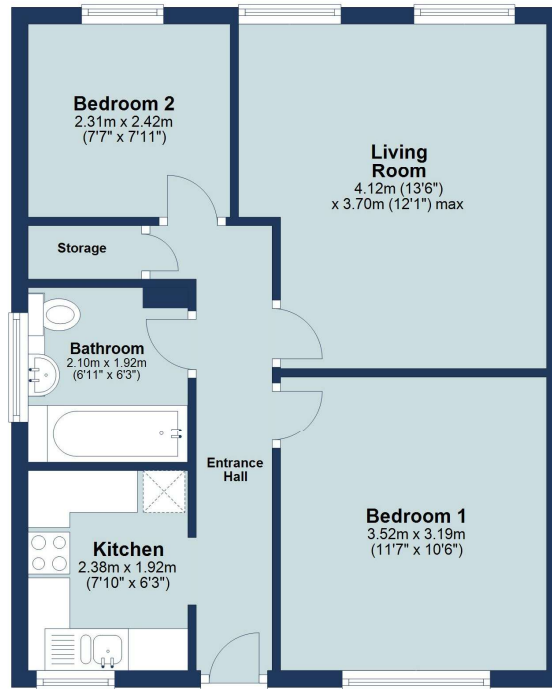
Please note that mortgage monitoring does not
constitute mortgage advice.

Second Floor

Approx. 48.1 sq. metres (518.1 sq. feet)

Loft

Approx. 48.1 sq. metres (518.1 sq. feet)



Total area: approx. 96.3 sq. metres (1036.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Loft space is included in total floor area.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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

f @bradfordandhowley
ig @bradfordandhowley
in @bradford-howley
yt @bradfordhowley4660

tel 01727 856999
envelope marshalswick@bradfordandhowley.com
location 5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA

bradfordandhowley.com