



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

Ryecroft Court, Hatfield Road, AL4 0SW
Guide Price £400,000

Tucked away in a quiet residential turning, this well-presented ground floor maisonette at Ryecroft Court offers versatile and practical living with the benefit of a share of freehold and a private garage.

The accommodation includes two double bedrooms, with one currently arranged as an office/dining room opening out through doors onto the communal garden and a decking area. A bright reception space, fitted kitchen, bathroom, and useful storage cupboards complete the interior, all complemented by double glazed windows.

Ryecroft Court enjoys a highly convenient position within easy reach of St Albans city centre with its wide range of shops, restaurants, cafés and cultural attractions. The home also benefits from close proximity to the popular Alban Way. The mainline station is also close by, providing fast links into London St Pancras, while the surrounding area offers parks, leisure facilities and well-regarded local schools. With its combination of peaceful surroundings and excellent connectivity, this maisonette makes an appealing home or investment.

Tenure: Share of Freehold

Term of Lease: 999 Years From March 1959

Service Charge: £720 PA For 2025

Ground Rent: £0 PA For 2025

Council Tax Band: C

EPC Rating: D





Ground Floor

Approx. 70.4 sq. metres (757.5 sq. feet)



Total area: approx. 70.4 sq. metres (757.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
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.

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.

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

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

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

bradfordandhowley.com