



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

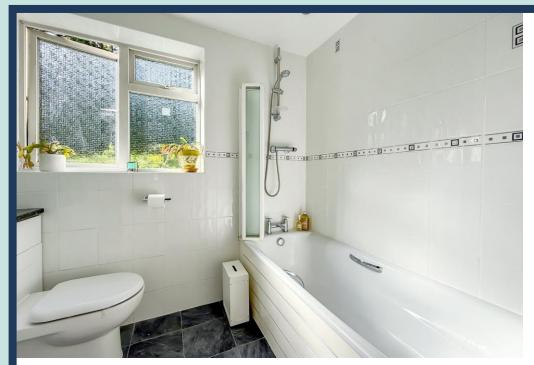
Council Tax Band: C EPC Rating: D

















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.

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