



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

Ridgmont House, St. Albans, AL1 3AG  
Asking Price £400,000



Situated in the heart of St Albans, this delightful two-bedroom apartment offers a perfect blend of character and modern comfort. Set within a modern building, this property welcomes you with a generous entrance hall that sets the tone for the spacious and well-appointed interior.

The heart of the home is the well-lit living room, bathed in natural light and enhanced by a charming window seat nook - an ideal spot to relax with a good book or enjoy peaceful views. The separate kitchen is thoughtfully laid out with ample storage, workspace, and modern fittings.

Both bedrooms are well-proportioned and bright, offering versatile accommodation for professionals, sharers or those seeking a guest room or home office. Positioned within easy reach of the city centre, mainline station and local amenities, this property presents an excellent opportunity to enjoy all that St Albans has to offer in a stylish and comfortable setting.

**Tenure: Leasehold**

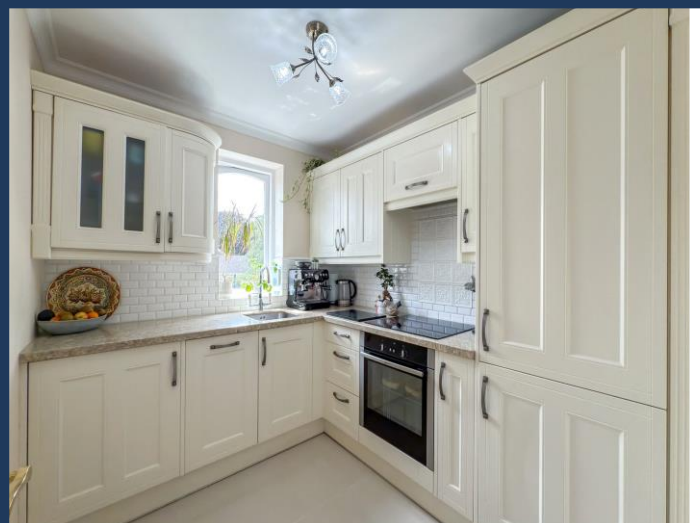
**Term of Lease: 161 Years From December 2013**

**Service Charge: £1,299 PA For 2025**

**Ground Rent: £0 PA For 2025**

**Council Tax Band: B**

**EPC Rating: C**







## First Floor

Approx. 67.2 sq. metres (723.3 sq. feet)



Total area: approx. 67.2 sq. metres (723.3 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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