



7 Riverside Court, Riverside Road, St. Albans, AL1 1ST
Asking Price £450,000

A two double bedroom cluster house located within the popular Riverside Court development.

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NO UPPER CHAIN! A two double bedroom cluster house located within the popular Riverside Court cul-de-sac. Providing good sized accommodation overlooking the neighbouring nature reserve, benefitting from an allocated parking bay and communal gardens.

Ideally situated within walking distance of the Town Centre and St. Albans City Station, this home also offers easy access to a variety of shops, restaurants, and transport links.

The property briefly comprises; Entrance hall with built in storage, Kitchen, Living Room, Master Bedroom, Second Double Bedroom, Bathroom.

Freehold Tenure.
Council Tax Band C.

- NO UPPER CHAIN
- WALK TO STATION AND TOWN CENTRE
- QUIET CUL-DE-SAC LOCATION
- TWO DOUBLE BEDROOM CLUSTER HOUSE
- ALLOCATED PARKING SPACE & COMMUNAL GARDENS
- OVERLOOKING THE NEIGHBOURING NATURE RESERVE

Entrance Hall

Living / Dining Room

15'8" x 11'5"

Kitchen

11'4" x 6'6"

Master Bedroom

12'2" x 9'9"

Second Double Bedroom

9'1" x 8'2"

Bathroom



Ground Floor

Approx. 27.2 sq. metres (292.9 sq. feet)



First Floor

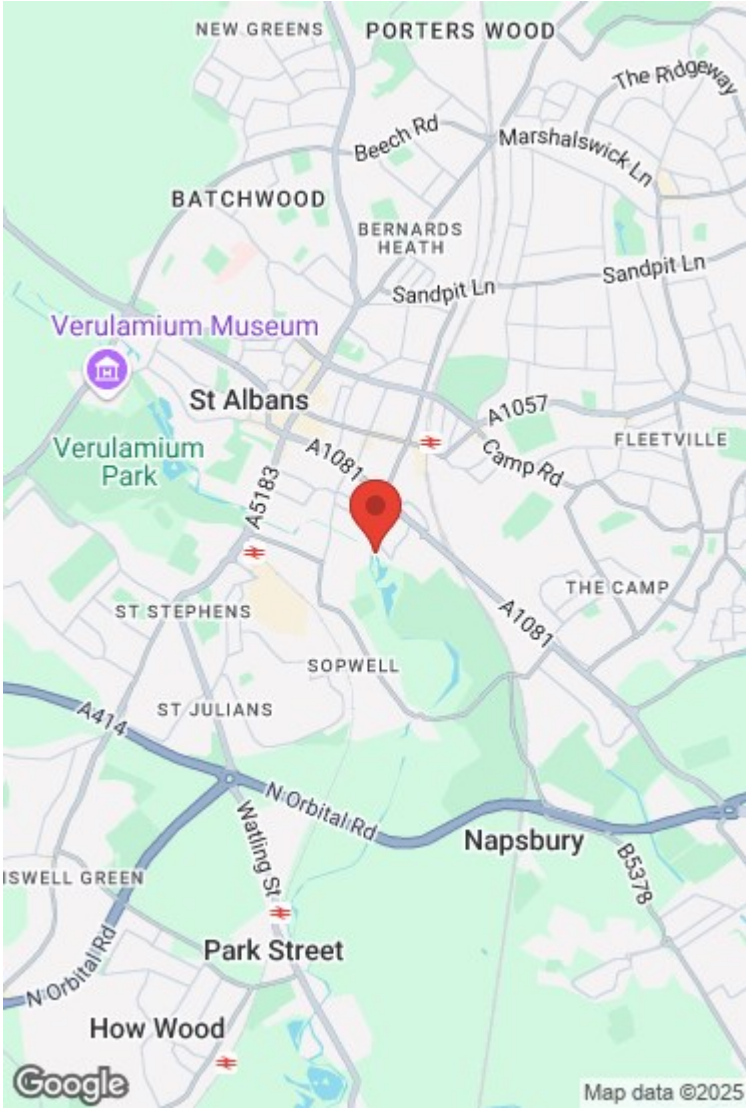
Approx. 26.6 sq. metres (286.6 sq. feet)



Total area: approx. 53.8 sq. metres (579.5 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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