



HEARTWOOD  
HOMES

# The Ridgeway, St. Albans, AL4 9UA

£400,000

🛏️ 2 🚿 1 🚻 1



A wonderful two double bedroom top floor maisonette which is situated in the highly sought after Marshalswick area of St Albans, close to many highly regarded schools. Marshalswick offers a wide selection of local shops including M&S and Sainsburys, as well as a good selection of eateries and bars. The historic St Albans City Centre with the mainline station is only a short distance away.

This amazing duplex maisonette is offered with a share of freehold and provides a vast amount of bright and spacious accommodation. You start in the entrance hallway with a great size kitchen breakfast room to the right and a superb size living room to the rear complete with balcony with roof top views. Upstairs there are two large double bedrooms and an attractive bathroom.

Externally there are well groomed communal grounds and you have the added benefit of a garage. This maisonette is likely to be very popular, so please book your viewing to avoid missing out. EPC Grade C.



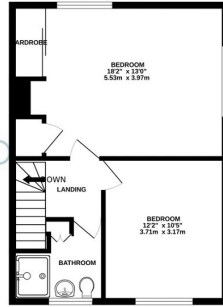
GARAGE  
15'1" x 8'2"  
4.59m x 2.49m approx.



1ST FLOOR  
453 sq ft (41.9 sq m) approx.



2ND FLOOR  
453 sq ft (41.9 sq m) approx.



TOTAL FLOOR AREA: 1027 sq ft (95.4 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MyPlanix (2022)



- Chain free
- Duplex maisonette
- Close to outstanding schools
- Parking & garage
- Share of freehold
- Far reaching views
- Local amenities close by
- EPC Grade C

