



**Connells**

Ribbledale  
London Colney St. Albans



# Ribbledale London Colney St. Albans AL2 1TD

for sale offers in excess of  
**£240,000**



## Property Description

Connells St Albans are delighted to bring to the market this stylish and spacious one-bedroom ground floor apartment, perfectly positioned in the highly sought-after London Colney area.

Beautifully designed and competitively priced, this home offers a unique lifestyle opportunity rarely available in the area. A true standout feature is the private walled garden, complete with sliding doors opening directly onto a sun-soaked patio - the ideal setting for morning coffee, entertaining guests, or simply enjoying peaceful outdoor living.

Inside, the apartment boasts an inviting open-plan layout with a charming shaker-style kitchen flowing seamlessly into the carpeted living room, enhanced by a feature fireplace for added warmth and character. The generously sized bedroom provides excellent storage, while the bathroom is well-appointed to complete the home.

Set within a popular location, residents will benefit from being just moments away from excellent local amenities, transport links, and leisure facilities.

This apartment is a rare gem - combining character, space, and a private garden in one desirable package. Early viewing is highly recommended!



### **Open Plan Livingroom / Kitchen**

16' 6" x 4' 10" ( 5.03m x 1.47m )

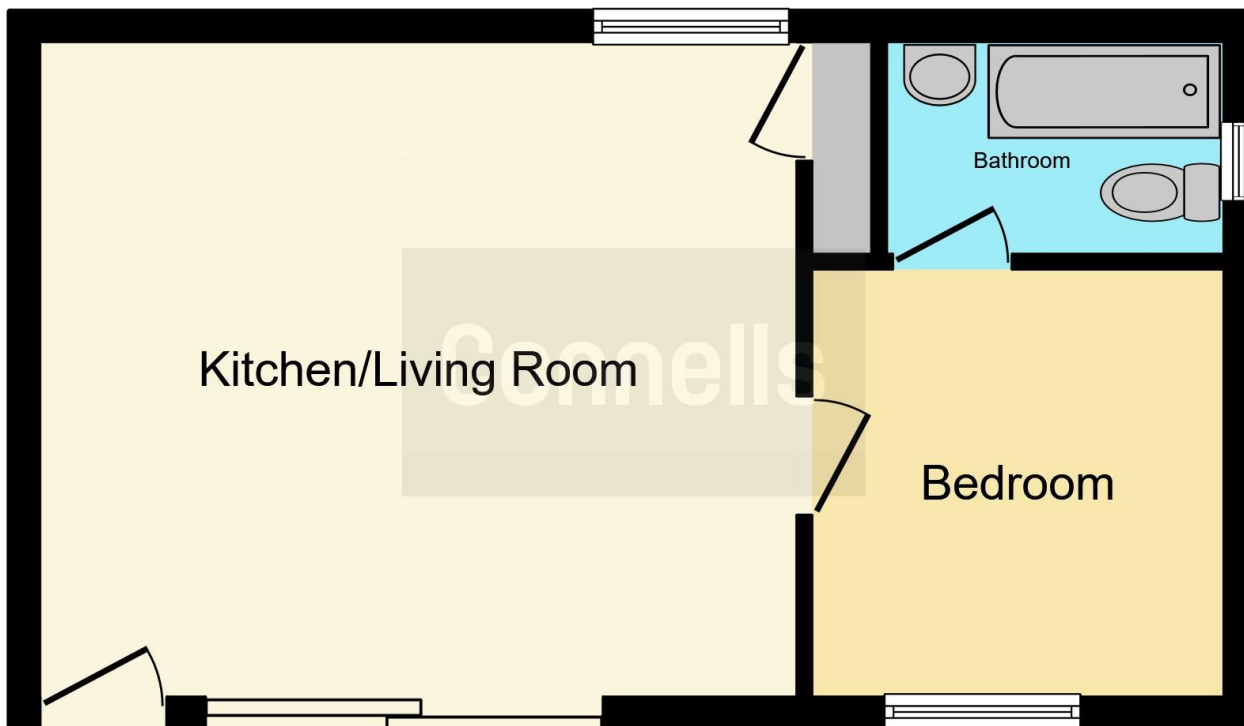
### **Bedroom One**

9' 6" x 8' 10" ( 2.90m x 2.69m )

### **Bathroom**

7' 3" x 5' 1" ( 2.21m x 1.55m )





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01727 856 781**  
**E [stalbins@connells.co.uk](mailto:stalbins@connells.co.uk)**

38 Chequer Street  
 ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 80.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA317050](https://www.connells.co.uk/Property/STA317050)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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