



Connells

Ridgmont Plaza Ridgmont Road  
St. Albans



## Property Description

Set within one of St Albans' most popular developments, this beautifully presented apartment combines modern convenience with a prime city location - perfect for professionals, first-time buyers or investors alike.

Step inside and you'll find a bright and spacious open plan living/dining/kitchen area, ideal for relaxing or entertaining. The double bedroom is well-proportioned, while the sleek bathroom completes the accommodation. The property also benefits from climate control/air conditioning, ensuring year-round comfort.

Residents enjoy access to a private on-site gym included within the service charge, and the property further boasts a private parking space behind secure electric gates.



Positioned just a short walk from the city centre and St Albans City (Thameslink) station, the apartment offers quick connections into London St Pancras, Kings Cross, Brussels, Paris and Amsterdam. With historic charm, excellent restaurants, boutique shopping, and stunning green spaces all on the doorstep, this is a fantastic opportunity to enjoy the very best of city living.

Available with No Upper Chain.

## Entrance Hallway

## Sitting/Dining Room/ Kitchen

19' 4" x 13' 1" ( 5.89m x 3.99m )

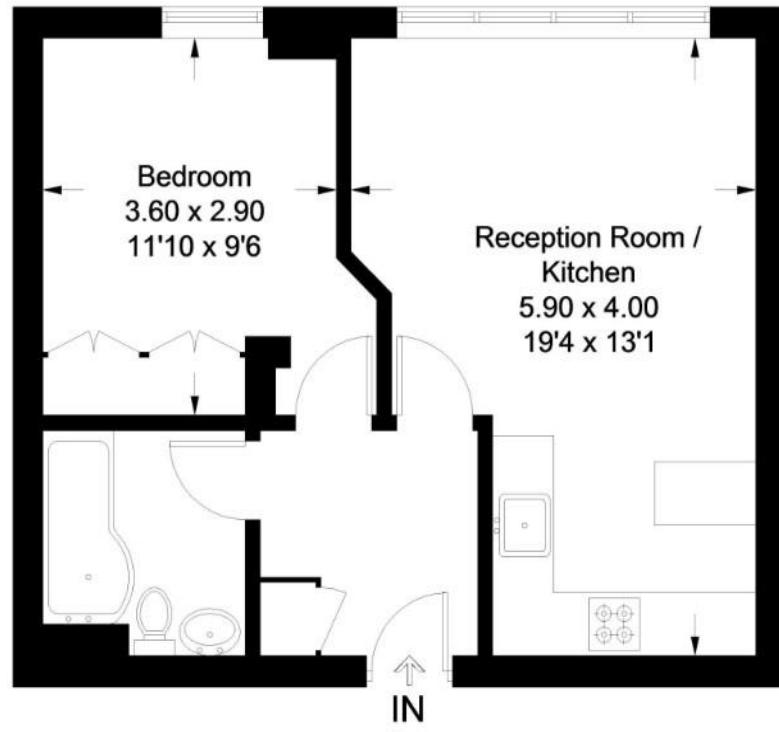
## Bedroom

11' 10" x 9' 6" ( 3.61m x 2.90m )



## Ridgemont Plaza

Approximate Gross Internal Area  
41.7 sq m / 449 sq ft



### Ground Floor

To view this property please contact Connells on

**T 01727 856 781**  
**E stalbans@connells.co.uk**

38 Chequer Street  
ST. ALBANS AL1 3YH

EPC Rating: C  
Council Tax  
Band: C

Service Charge:  
2000.00

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA317093](http://connells.co.uk/Property/STA317093)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2015. 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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Property Ref: STA317093 - 0006