



**Connells**

Ribbledale  
London Colney, St. Albans



### Property Description

An impressive and spacious two-bedroom apartment that is set within a well-regarded residential development, offering the perfect balance of convenience and comfort.

The apartment itself has been thoughtfully maintained by the current owner, creating a home that is ready to move straight into. The layout is both practical and welcoming, starting with an entrance hall that leads through to a light and airy sitting/dining room - a lovely space to relax or entertain.

The modern fitted kitchen is well designed with plenty of storage and workspace, while the two bedrooms are both well proportioned, offering flexibility for use as bedrooms, a home office or guest room. A smart, attractive bathroom completes the accommodation.

Externally, residents can enjoy use of the well-kept communal gardens, providing a pleasant green outlook, along with residents' parking for added convenience.



Ideally located, the property benefits from excellent transport links with easy access to the motorway network, while St Albans City Centre is only a short drive away with its vibrant mix of shops, cafés, restaurants and cultural attractions. For everyday shopping, Colney Fields Retail Park is close at hand, with a great choice including Marks & Spencer, Sainsbury's and Next.

This is a home that combines easy living with a great location - whether you're a first-time buyer, downsizer, or simply looking for a well-connected base near St Albans.



## Entrance Hallway

## Sitting/Dining Room

16' x 11' 1" (4.88m x 3.38m)

## Kitchen

8' 5" Max x 7' 2" Max (2.57m Max x 2.18m Max)

## Bedroom One

12' 4" x 10' 8" (3.76m x 3.25m)

## Bedroom Two

9' 5" Max x 6' 8" Max (2.87m Max x 2.03m Max)

## Bathroom

6' 8" Max x 5' 5" Max (2.03m Max x 1.65m Max)

## Additional Information

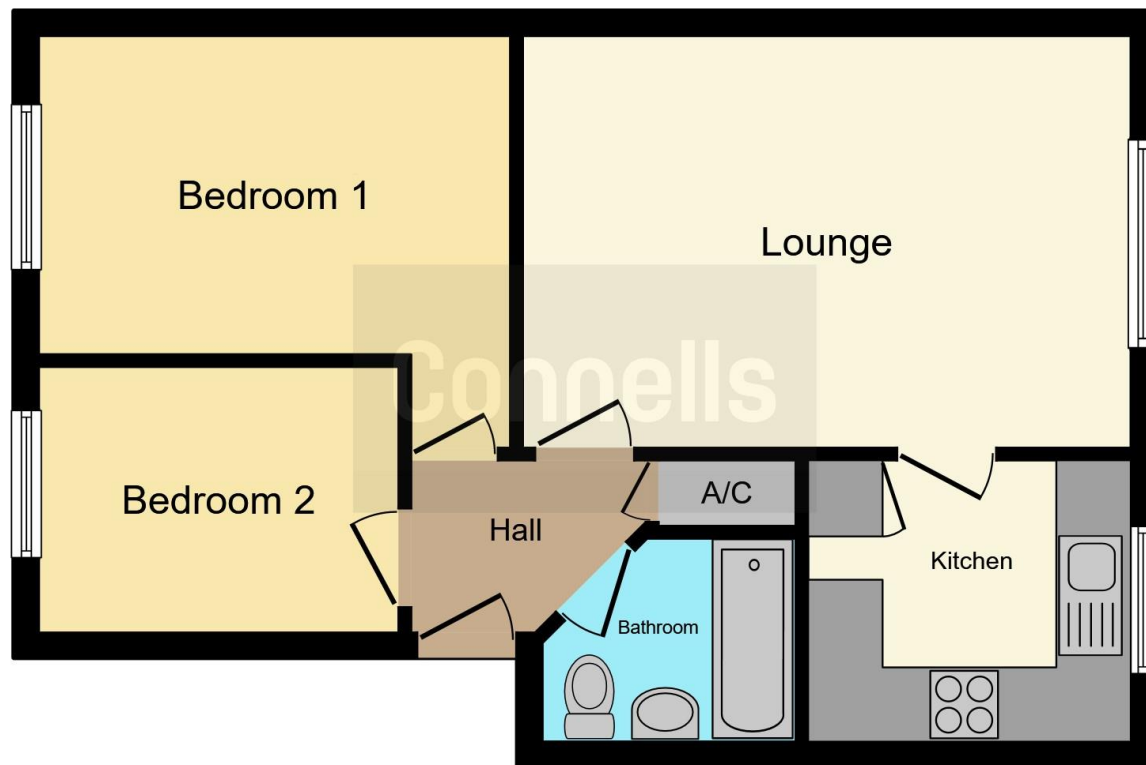
**Tenure:** Leasehold

**Lease Remaining:** 140 Years (Tbc)

**Service Charge:** £1,296 per annum

**Ground Rent:** £0.00





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

EPC Rating:  
 Awaited

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold



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