



Connells

The Ridgeway
St. Albans



Property Description

This beautifully presented bright and airy two bedroom first floor flat comprises of an entrance hallway leading to a stylish kitchen, lounge/diner, two bedrooms and modern bathroom. Externally there are communal gardens and communal parking.

The Ridgeway is situated in the highly sought after area of Marshalswick in St Albans, close by to local amenities including The Quadrant shopping centre which boasts a large selection of local shops and eateries including a Marks and Spencer food hall. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

9' max x 7' max (2.74m max x 2.13m max)

Window to the front, radiator and carpet.

Bathroom

Three piece suite comprising of wc, wash hand basin and bath with shower over, extractor fan, heated towel rail and vinyl flooring.

Entrance Hall

Heavy duty front door leading to entrance hall, radiator and laminate flooring.

Kitchen

6' x 7' 1" (1.83m x 2.16m)

Window to the front, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, electric, hob, oven and cooker hood, built in slim line dishwasher, fridge freezer and washing machine, 4 yr old boiler still with 10 year guarantee and laminate flooring.

Lounge/Diner

12' max x 13' max (3.66m max x 3.96m max)

Window to the rear, radiator and laminate flooring.

Bedroom One

10' max x 11' max (3.05m max x 3.35m max)

Window to the front, radiator and carpet.

Bedroom Two





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

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EPC Rating: C

view this property online connells.co.uk/Property/MWK304586

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.



Tenure: Leasehold



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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