St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts





Award Winning Agency

THE RIDGEWAY

ST ALBANS

AL4 9TY

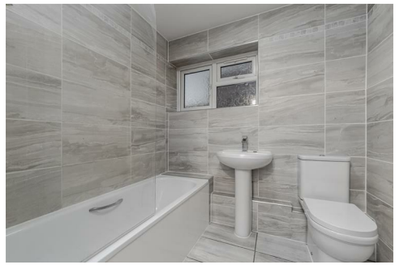
Price Guide £260,000

EPC Rating: C Council Tax Band: B



All The Ingredients Needed For A Fabulous Lifestyle

Situated in the highly sought-after Marshalswick area of St Albans, this well-presented two-bedroom apartment on The Ridgeway offers an excellent opportunity for first-time buyers, downsizers and those seeking a conveniently located home. Offered chain free and benefiting from a share of freehold, the property combines comfortable living accommodation with a desirable residential setting and residents' communal parking. The apartment features a bright and spacious reception room, providing an inviting space for both relaxing and entertaining. There are two bedrooms, a bathroom and a practical layout designed for everyday living. Presented in good decorative order throughout, the property is ready for immediate occupation whilst offering scope for a new owner to add their own personal touches. One of the property's key attractions is its superb location, just a short stroll from The Quadrant shopping centre, which offers a variety of independent shops, cafés and everyday amenities. The surrounding Marshalswick area is particularly popular for its established residential character, excellent local facilities and convenient access to St Albans city centre.

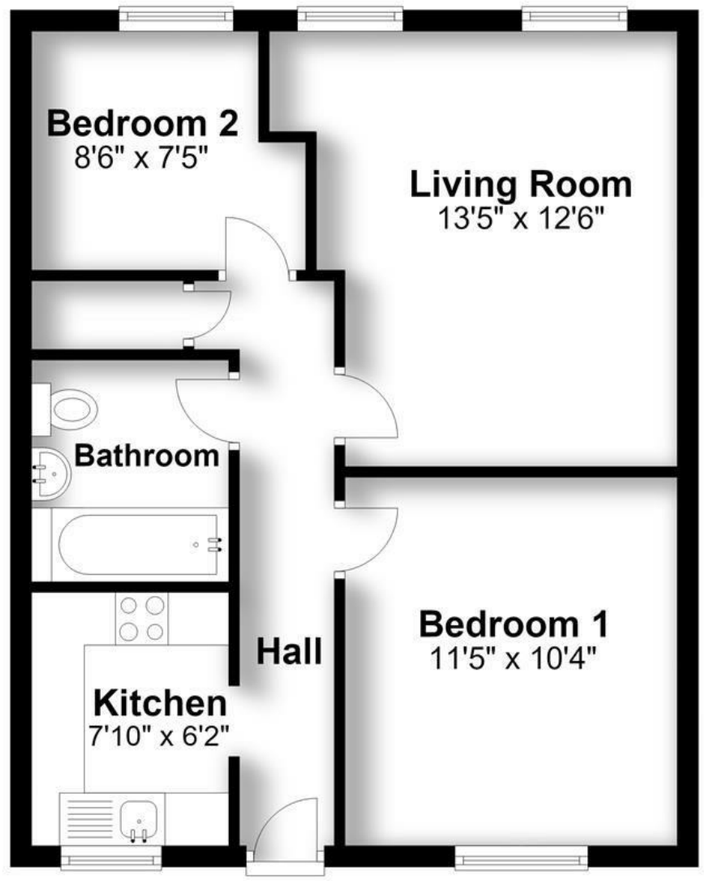






Top Floor

Approx. 507.5 sq. feet



Total area: approx. 507.5 sq. feet

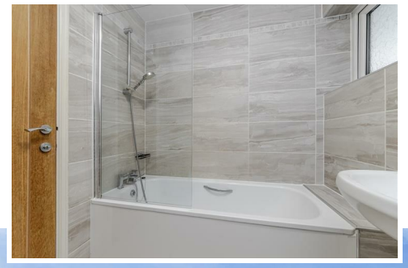
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

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Perfect Fusion of Location And Way of Living







Why Cassidy & Tate

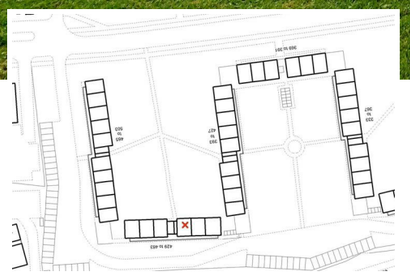
Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

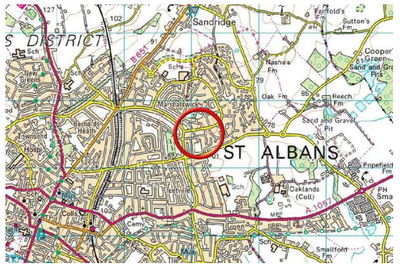
Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



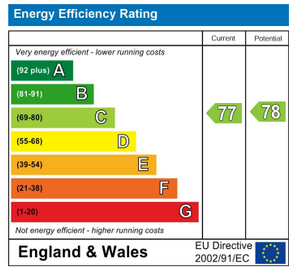






Specialists in Bespoke Properties

- Chain Free
- Top Floor Apartment
- Long Lease
- Residential Communal Parking
- Located In Marshalswick
- Two Bedrooms
- Nice Condition Throughout
- Ideal Rental Investment



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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