



461 The Ridgeway, St. Albans, AL4 9TY

Guide price £245,000 Leasehold



## 461 The Ridgeway

St. Albans, AL4 9TY

A bright top floor one bedroom apartment in the sought-after Marshalswick area of St Albans, offered chain free, with a long lease and ideally positioned close to the Quadrant shopping parade.

The accommodation begins with a private front door moving into a hallway with doors to all rooms. There is a generous living room leading into a fitted kitchen with a breakfast bar. The bedroom is well proportioned and offers fitted wardrobes with additional storage serviced by a modern bathroom with a shower over the bath, a w.c and a vanity sink unit and mirror.

Externally, the property benefits from parking and communal grounds surrounding the apartment.

The Ridgeway is conveniently situated close to the Quadrant shopping parade with a bakery, Foodhall and petrol station as well as Beech Road shops also within easy reach.

Under the "AI Disclosure Act of 2023", the internal photographs have been furnished and generated using artificial intelligence technology and are meant for illustration purposes only.





## ACCOMMODATION

Hallway

Living Room

13'5 x 13' (4.09m x 3.96m)

Kitchen

13'5 x 6'4 (4.09m x 1.93m)

Bedroom

11'6 x 10'6 (3.51m x 3.20m)

Bathroom

Cupboard

EXTERNAL

Parking

Communal Grounds

Communal Balcony



## Floor Plan



Total area: approx. 46.1 sq. metres (495.8 sq. feet)

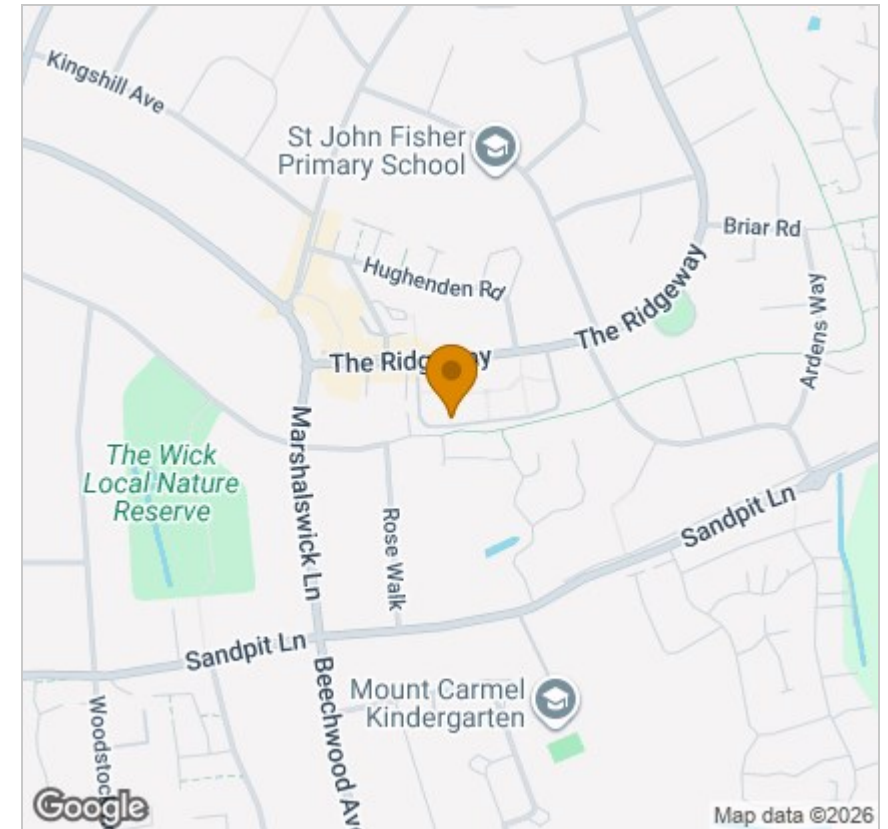
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

