



8 Riverside Court Riverside Road, St. Albans, AL1 1ST

Guide price £315,000 Freehold



8 Riverside Court Riverside

St. Albans, AL1 1ST

This well-presented one double bedroom freehold house is quietly positioned in a peaceful cul-de-sac, just a short walk from the mainline station to St Pancras International, St Albans vibrant city centre, the Alban Way, and nearby green open spaces.

The accommodation is arranged over two floors and offers bright, comfortable living. A part-glazed front door opens into the lounge diner, which features wood-effect flooring, a front-facing window, stairs to the first floor, and a door leading into the fitted kitchen. The kitchen is equipped with a range of wall and base units, space for appliances, a large understairs cupboard, a side window, and a wall-mounted gas boiler.

Upstairs, the landing provides access to the loft and leads to a spacious double bedroom with a window to the front and a generous built-in storage cupboard. The bathroom includes a bath with shower screen, wash hand basin, low level WC, part tiled walls, and a side window.

Outside, the property benefits from mature communal gardens and lovely views over the Watercress Nature Reserve.

Further features include an allocated parking space and a freehold title, offering long-term security. This charming home is well suited to first-time buyers, downsizers, or investors seeking a low-maintenance property in a desirable and well-connected location.





ACCOMMODATION

Lounge/Dining Room

8'9 x 12'9 (2.67m x 3.89m)

Kitchen

6'5 x 9'2 (1.96m x 2.79m)

FIRST FLOOR

Bedroom

9'4 x 12'9 (2.84m x 3.89m)

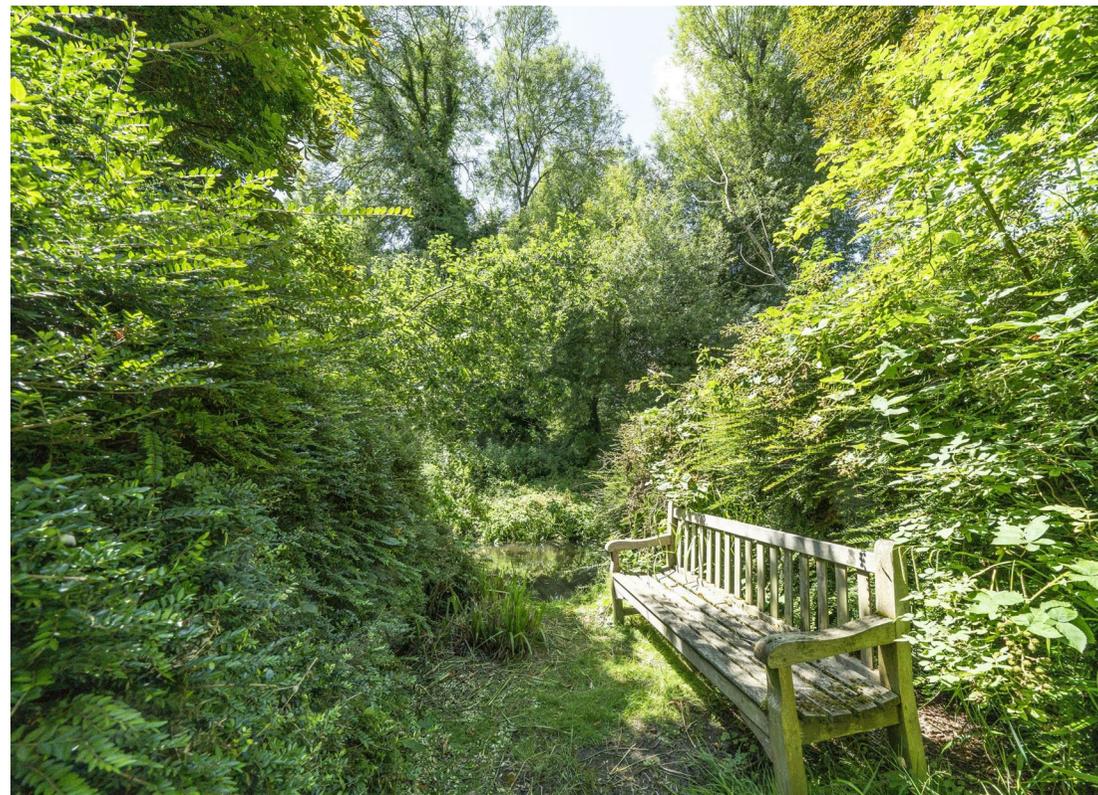
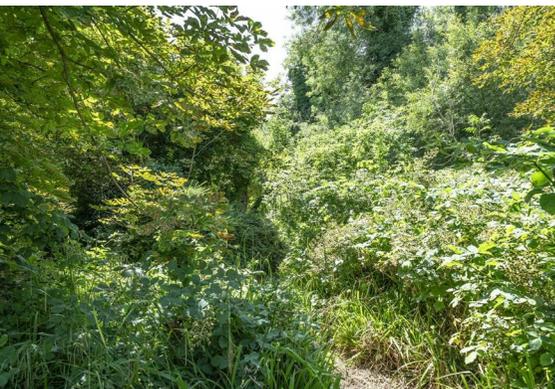
Bathroom

OUTSIDE

Communal Gardens

Store Cupboard

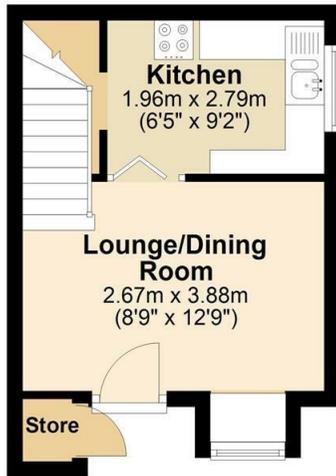
Parking



Floor Plan

Ground Floor

Approx. 19.5 sq. metres (209.8 sq. feet)



First Floor

Approx. 18.3 sq. metres (197.0 sq. feet)



Total area: approx. 37.8 sq. metres (406.8 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

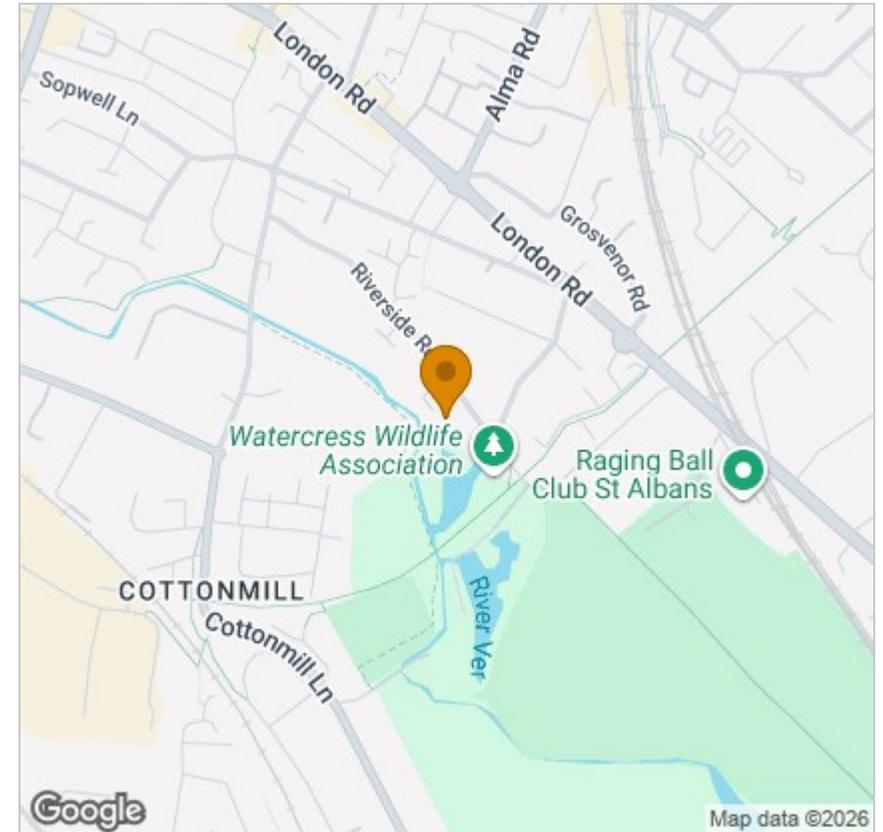
Plan produced using PlanUp. □

Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

