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& Tate
Your Local Experts



Award Winning Agency

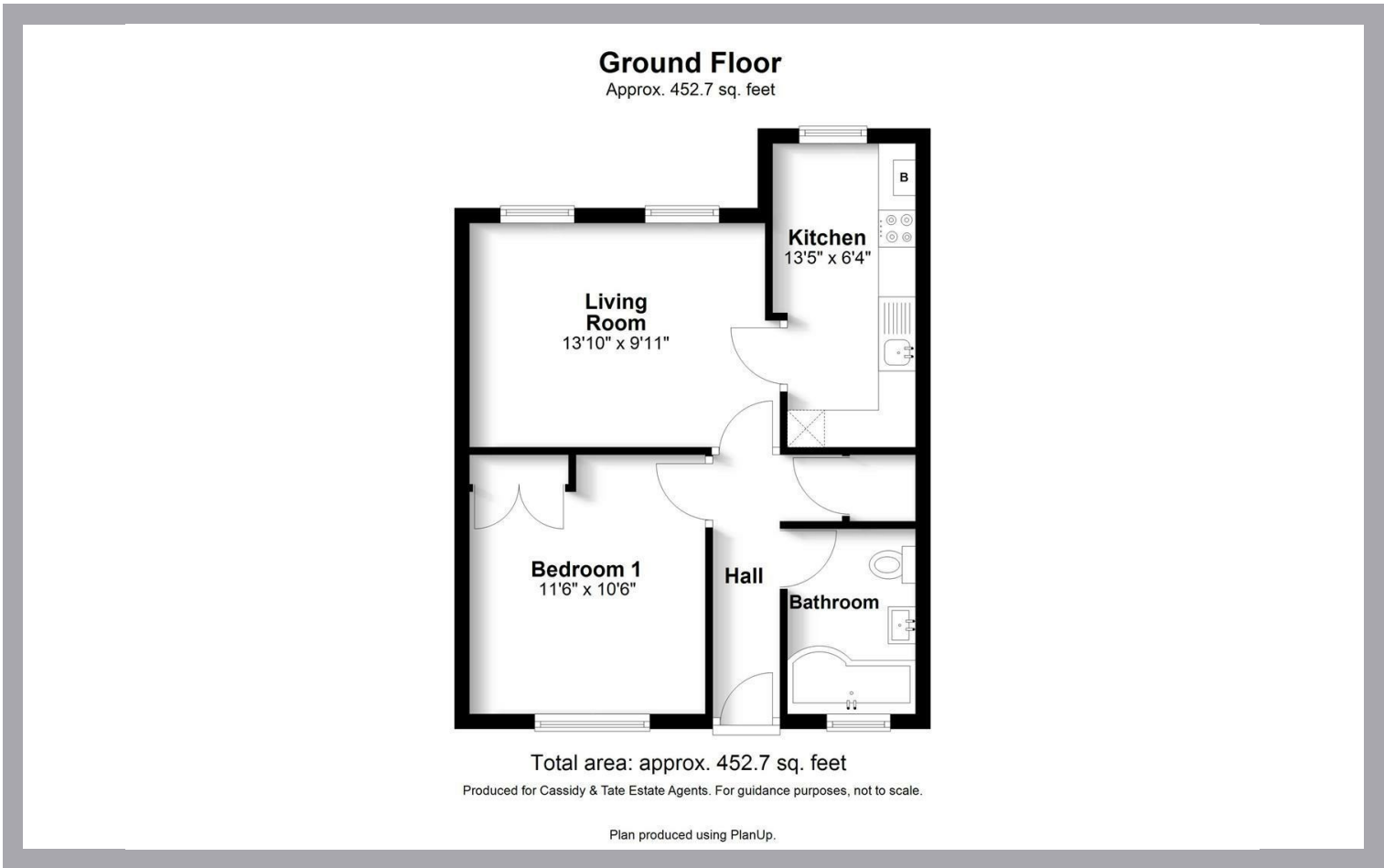


www.cassidyandtate.co.uk

THE RIDGEWAY
ST. ALBANS
AL4 9UA

Price Guide £269,495

EPC Rating: C Council Tax Band: B



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.

All The Ingredients Needed For A Fabulous Lifestyle

Situated in the highly desirable Marshalswick area of St Albans, this charming chain free top-floor maisonette on The Ridgeway offers comfortable and well-presented accommodation. The property features a well-proportioned double bedroom and a welcoming reception room, making it an ideal home for first-time buyers, professionals, or couples. The maisonette is maintained in good condition throughout, allowing for immediate occupation with minimal effort. The layout is both practical and inviting, providing a pleasant space for everyday living and entertaining. Notable benefits include a 900+ year lease and a chain-free sale, ensuring a straightforward and stress-free purchase. A nearby garage further enhances the appeal, offering secure parking or additional storage. Perfectly positioned to enjoy all that St Albans has to offer, the property is close to excellent local amenities, shops, cafes, and green spaces, as well as the wider attractions of this historic and vibrant city. This is a fantastic opportunity to acquire a well-maintained home in a sought-after location, and early viewing is highly recommended.



Specialists in Bespoke Properties

- 900 Plus Year Lease
- Top Floor Apartment
- Garage En-Bloc
- Recently Fitted New Boiler
- White Goods Included
- Chain Free
- Nice Condition Throughout
- Double Glazed
- Walking To The Quadrant
- First Time Buyers/Investors

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

