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Award Winning Agency

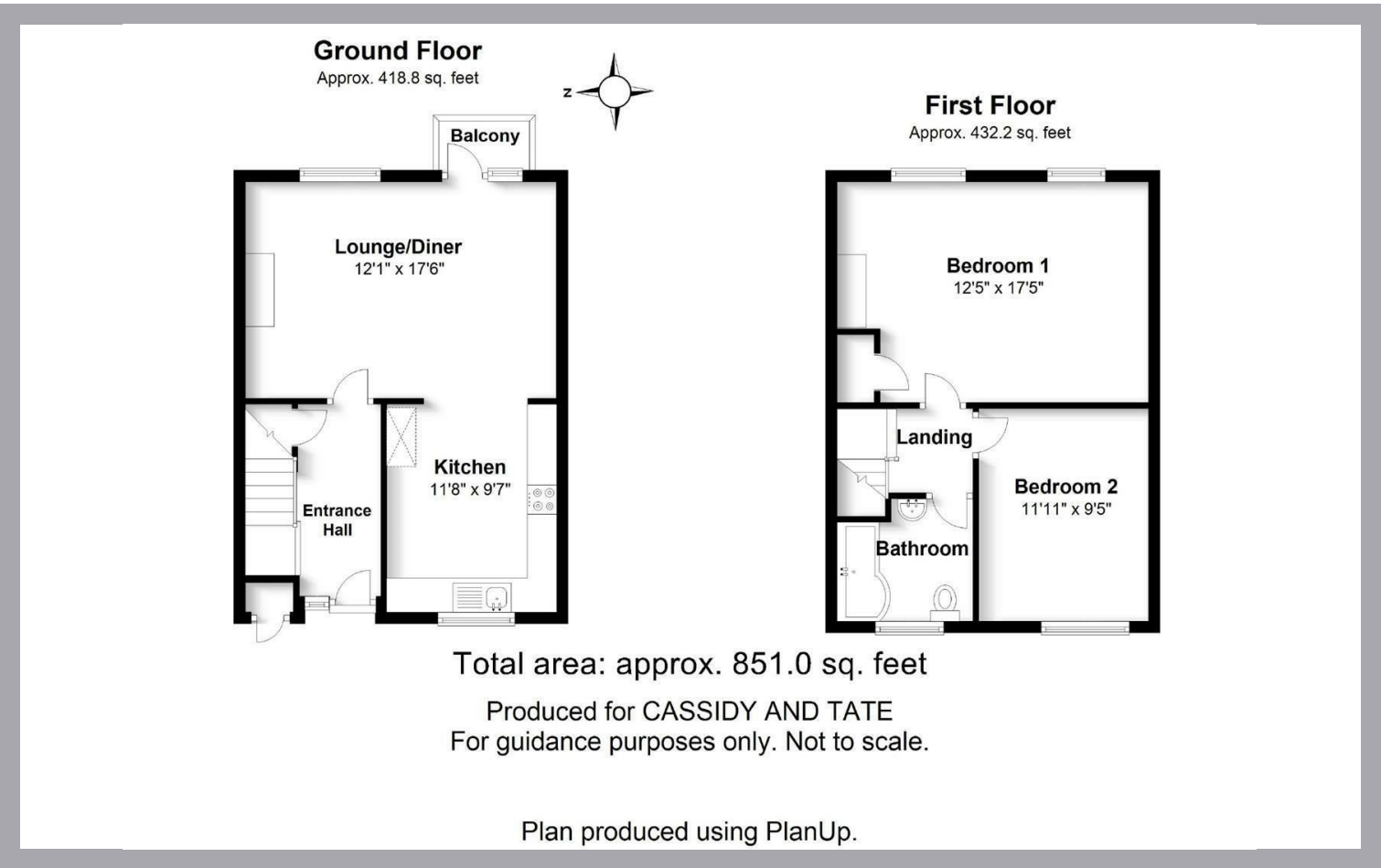


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THE RIDGEWAY
ST ALBANS
AL4 9TX

Asking Price £400,000

EPC Rating: C Council Tax Band: C



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.

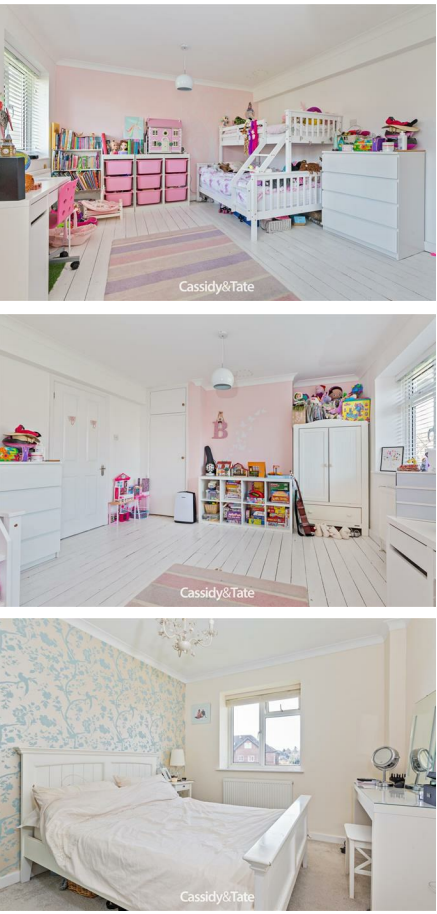
All The Ingredients Needed For A Fabulous Lifestyle

Located in the sought-after area of The Ridgeway, St Albans, this charming split-level ground floor maisonette offers a great balance of comfort and convenience. The property features two well-proportioned bedrooms, making it ideal for individuals, couples, or small families.

Inside, you'll find a spacious reception room, perfect for both relaxing and entertaining. The layout is thoughtfully designed to create a practical and welcoming living space, while the ground floor position ensures easy access. The property also benefits from a private terrace/balcony area, providing a pleasant outdoor space.

Offered chain-free, the property allows for a smooth and straightforward purchase. It also benefits from a garage en bloc, providing secure parking and additional storage.

Ideally located within walking distance of The Quadrant and the highly regarded Sandringham School, residents can enjoy a variety of shops, cafes, and local amenities, combining a peaceful setting with everyday convenience.



Specialists in Bespoke Properties

- Split-Level Maisonette
- Chain Free
- Garage
- Walk to Sandringham School
- Two Double Bedrooms
- Walk To The Quadrant
- Long Lease
- Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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	

