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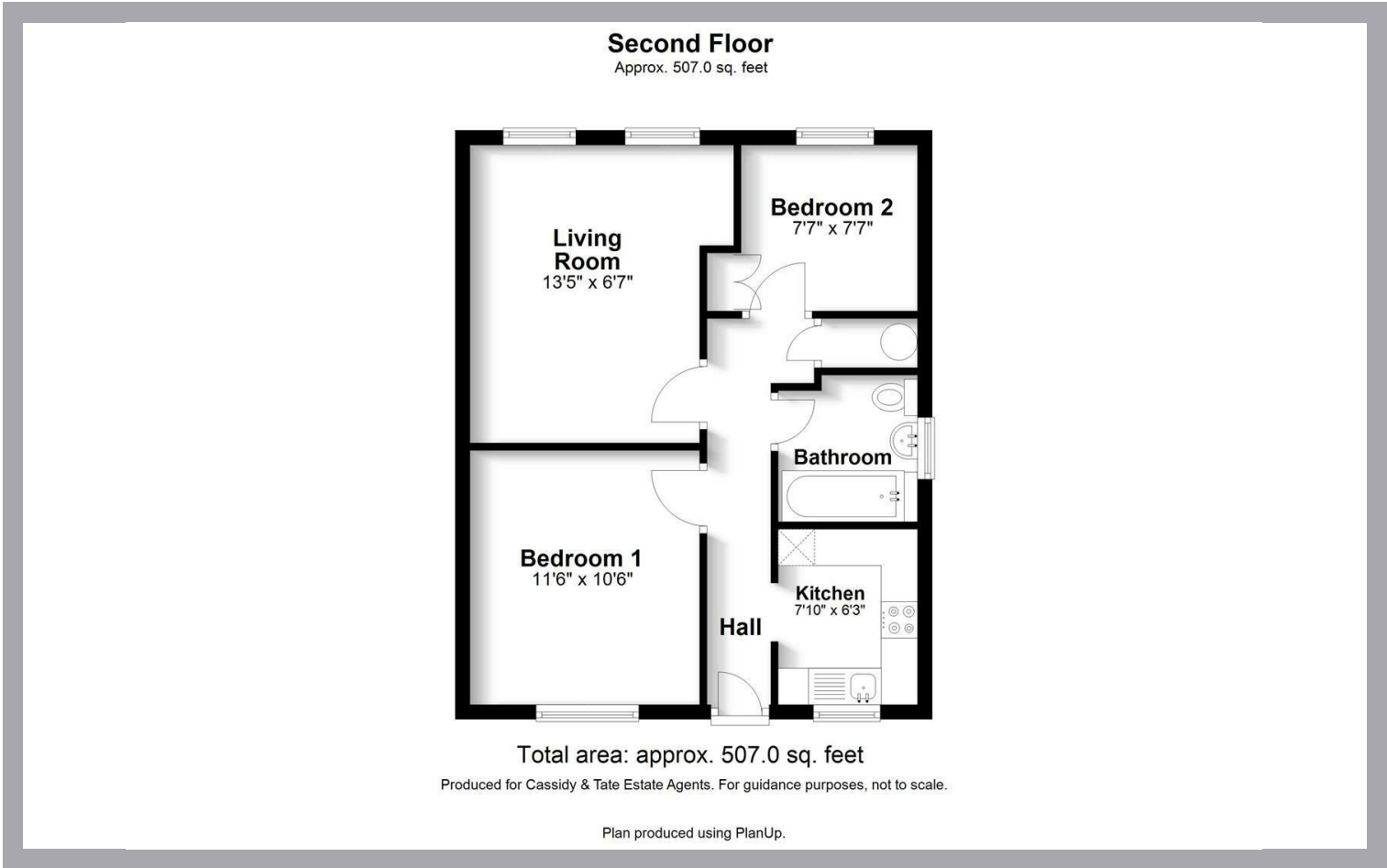


www.cassidyandtate.co.uk

THE RIDGEWAY
ST ALBANS
AL4 9TY

Price Guide £285,000

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 sought-after Marshalswick area of St Albans, this well-presented two-bedroom maisonette offers comfortable and convenient living. The property is offered chain-free and benefits from a share of the freehold, ensuring a smooth purchase and added peace of mind. The home further benefits from useful loft space, providing valuable additional storage. Ideally located just a short walk from The Quadrant, the home is perfectly placed for a range of shops, cafés and local amenities, as well as being within easy reach of the highly regarded Sandringham School. For commuters, St Albans City mainline station is within close proximity, providing fast and direct links into London. With a well-planned layout, two bedrooms and inviting living space, this maisonette is an excellent choice for individuals, couples or small families looking to settle in this desirable area.



Specialists in Bespoke Properties

- Chain Free
- Share of Freehold
- Communal Parking
- Walking to Sandringham
- Two Bedrooms
- Communal Gardens
- Walking to Quadrant
- Top Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(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	

