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01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts





Award Winning Agency

THE RIDGEWAY

ST ALBANS

AL4 9RJ

Price Guide £419,950

EPC Rating: C Council Tax Band: C

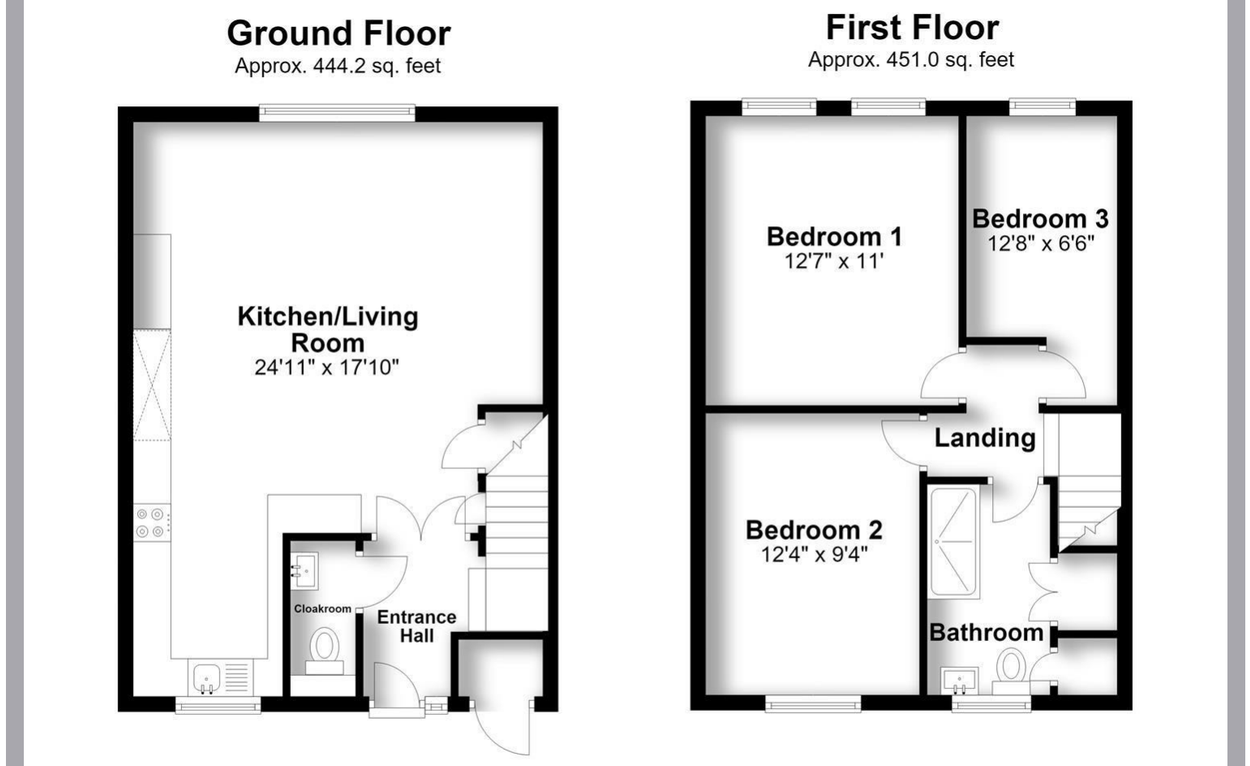


All The Ingredients Needed For A Fabulous Lifestyle

Highly sought after and seldom to the market is this three bedroom first and second floor maisonette that is in need of some modernisation and would make the ideal purchase for a first time buyer or investment purchaser alike. Offering excellent room dimensions the property features a well balanced lounge/dining room with feature fire place and electric fire, fitted kitchen, two double bedrooms, an additional good sized single bedroom and a bathroom. Further benefits include double glazing throughout, a garage situated in a block close by, well tended communal gardens for the exclusive use of residents and is being offered for sale with the added benefit of no onward chain. The Ridgeway is situated in the popular area of Marshalswick, within walking distance of the Quadrant parade and highly regarded local schools. St Albans city centre with its varied shopping and leisure facilities, and the mainline railway station is only a short car or bus ride away.







Total area: approx. 895.3 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.

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.

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Perfect Fusion of Location And Way of Living







Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



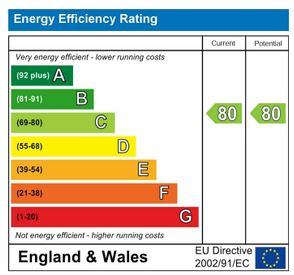






Specialists in Bespoke Properties

- Three Bedrooms
- Refurbished Throughout
- Close The Quadrant
- Garage En Bloc
- Long Lease
- Open Plan Living
- Downstairs W/C
- Communal Gardens
- Close To Sandringham School
- Chain Free



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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