

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

THE RIDGEWAY
ST ALBANS
AL4 9RJ

Guide Price £275,000

EPC Rating: G Council Tax Band: B

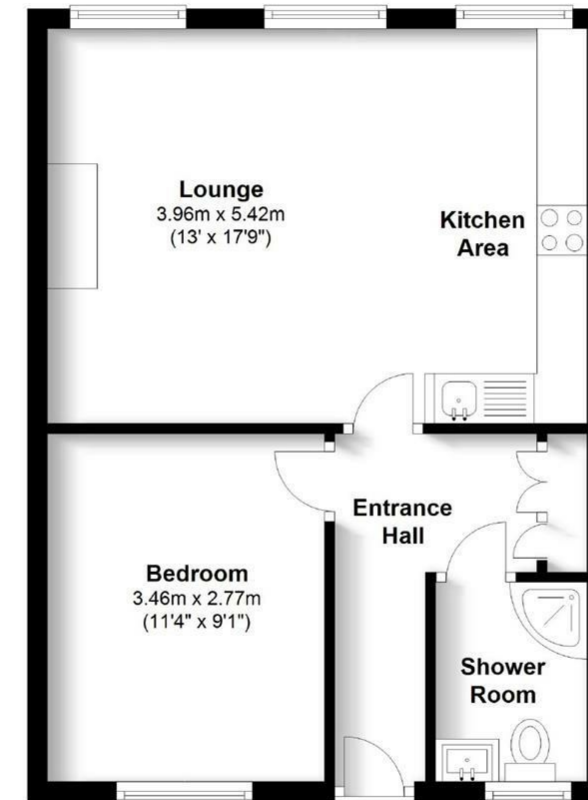


All The Ingredients Needed For A Fabulous Lifestyle

A wonderful opportunity to acquire this fully refurbished ground floor maisonette which would make the ideal purchase for a first time buyer or an investment buyer. Offering bright living accommodation comprising of an open plan kitchen/living/dining room, one double bedroom and a luxury shower room. The property further benefits from double glazing, a long lease, garage en-bloc and attractive communal gardens for exclusive use of residents. The Ridgeway is located in the ever popular Marshalswick area, close to good local amenities at the Quadrant parade. St Albans city centre with its extensive range of shopping and leisure facilities, and the mainline railway station remains a short car or bus ride away.



Ground Floor
Approx. 40.9 sq. metres (440.2 sq. feet)



Total area: approx. 40.9 sq. metres (440.2 sq. feet)

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale. Outbuildings not included in square footage.
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.

Perfect Fusion of Location And Way of Living

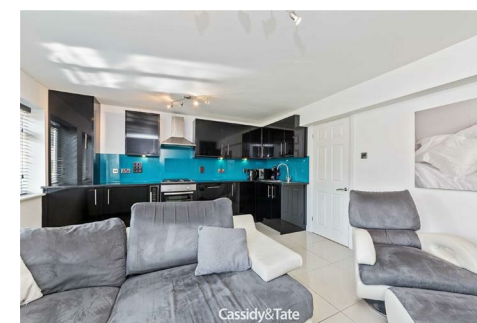
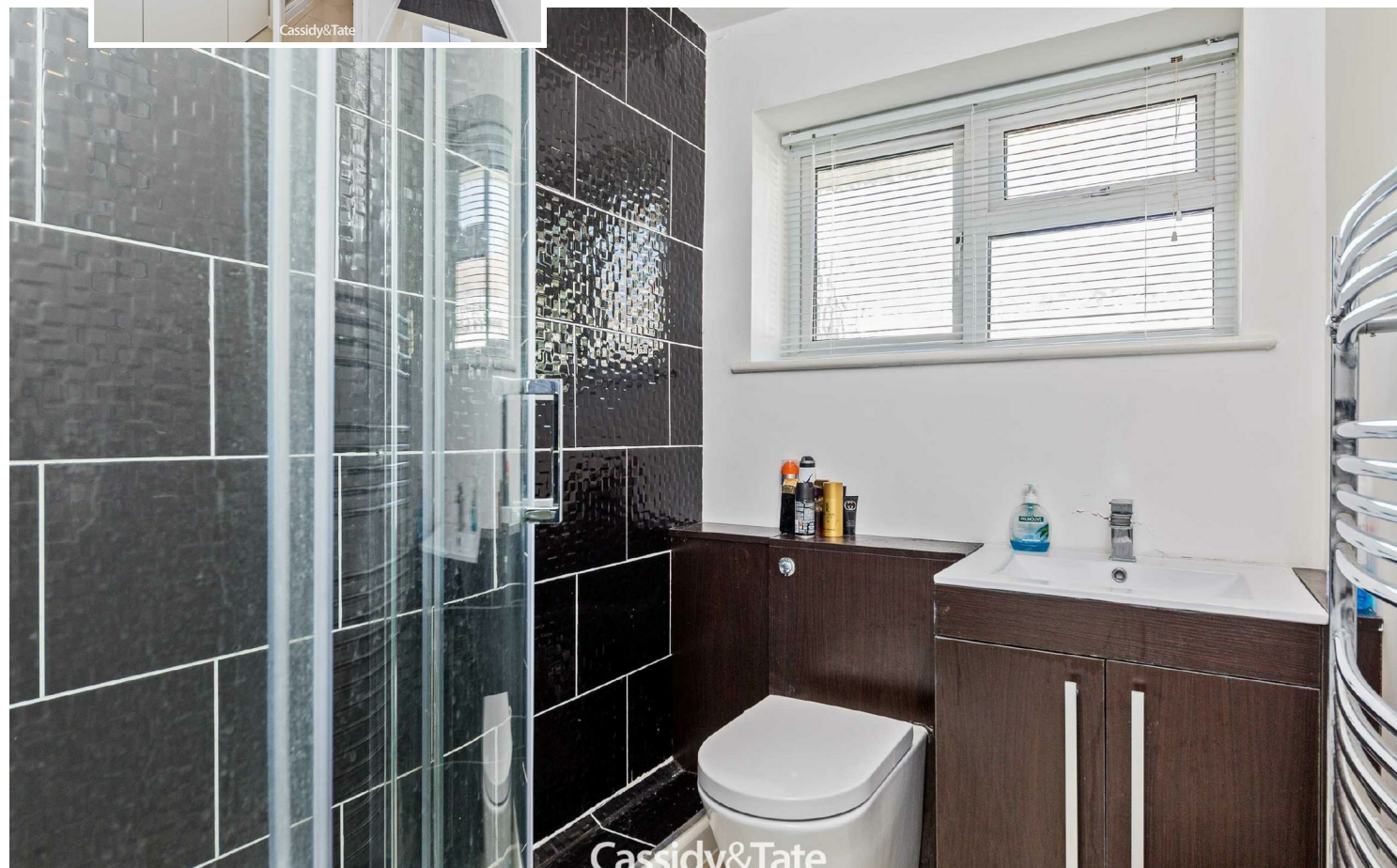
Why Cassidy & Tate

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



Cassidy&Tate

Specialists in Bespoke Properties

- Ground Floor Maisonette
- Fully Refurbished
- Modern Fixtures & Fittings
- Extended Lease
- One Double Bedroom
- Open Plan Accommodation
- Luxury Bathroom Suite
- Garage En-Bloc

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

EU Directive 2002/91/EC



