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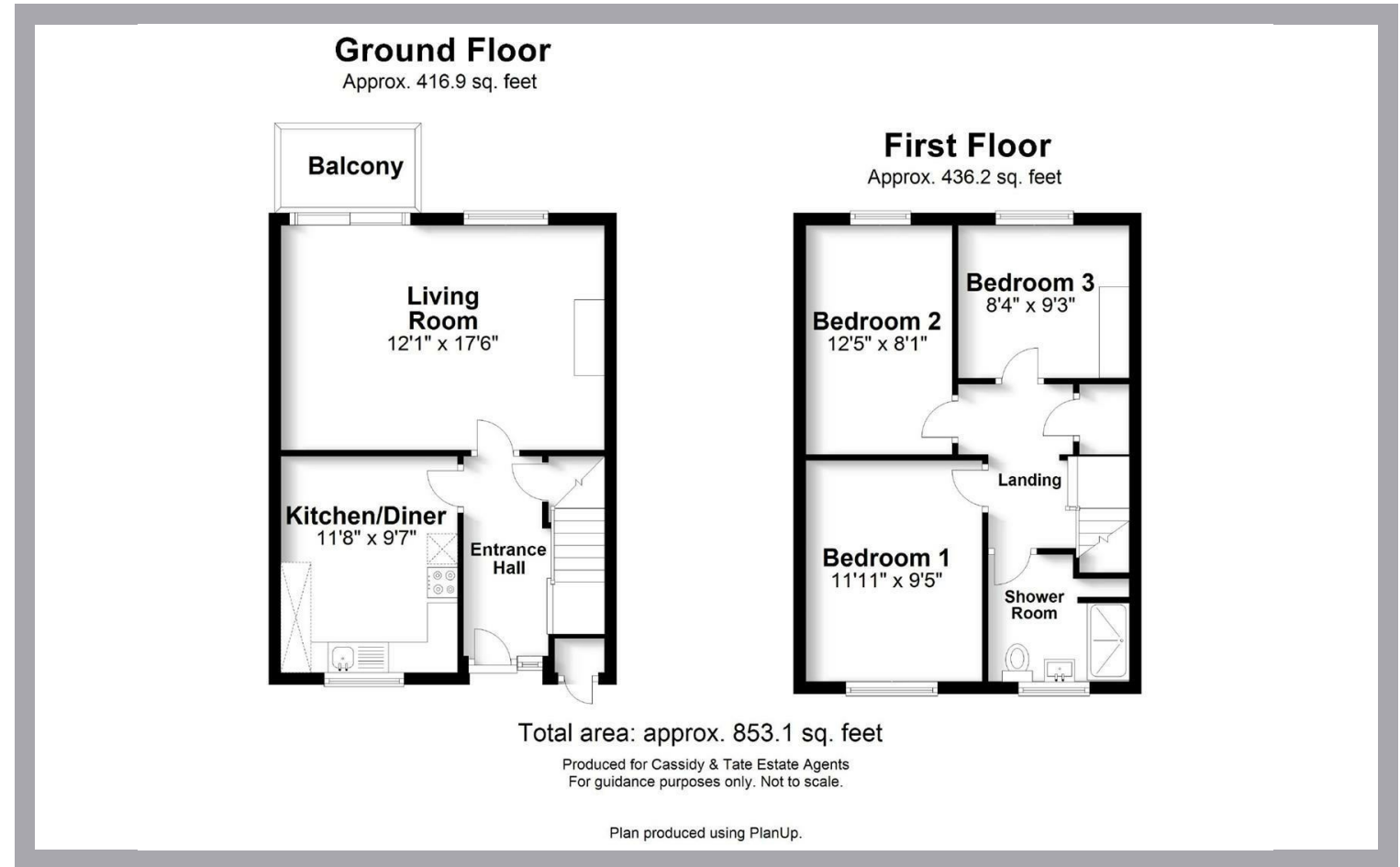
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Cassidy
&Tate
Your Local Experts



Award Winning Agency

THE RIDGEWAY
ST. ALBANS
AL4 9TX



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

A wonderful opportunity to acquire this ground and first floor three bedroom duplex maisonette which would make the ideal purchase for a first time buyer wanting to put their own stamp on their first property or for an investment buyer. Offering bright living accommodation comprising : lounge/diner, fitted kitchen, three first floor bedrooms and a bathroom. The property further benefits from a private ground floor balcony overlooking the lawned communal gardens. 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.



Specialists in Bespoke Properties

- Split Level Maisonette
- Located On The Ground Floor
- Share Of Freehold
- Chain Free
- Three Bedrooms
- Lounge/Diner
- Ideal Investment Or For FTB's
- Located In Marshalswick

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

