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Award Winning Agency



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THE RIDGEWAY  
ST. ALBANS  
AL4 9UA

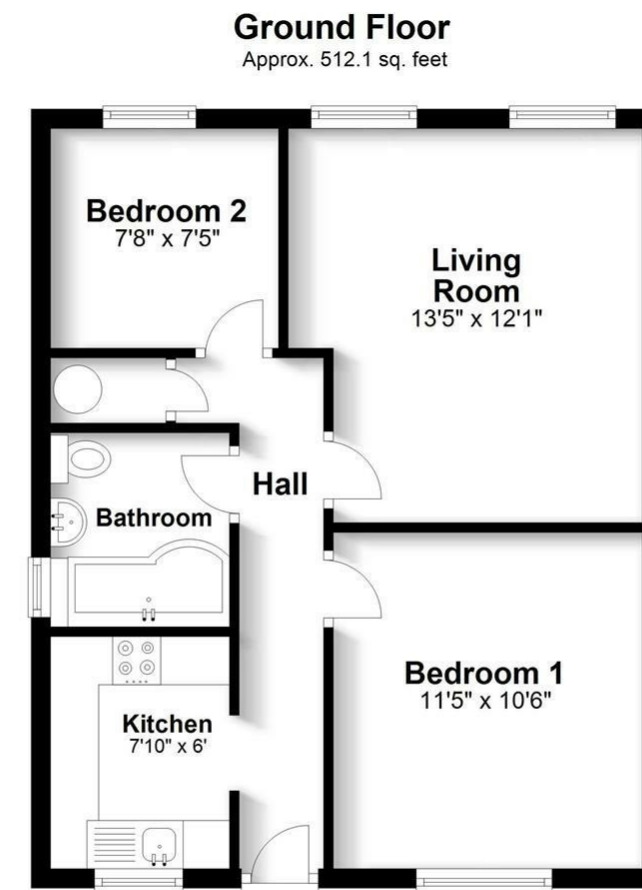
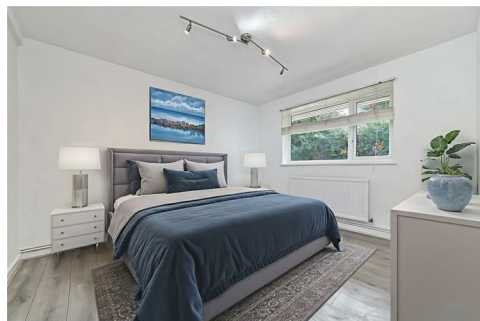
£1,200 Per Month

EPC Rating: C    Council Tax Band: B



# All The Ingredients Needed For A Fabulous Lifestyle

6 month let while being sold  
Charming Ground Floor Two Bedroom Maisonette in Sought-After St. Albans Location.  
Situated in the highly desirable area of The Ridgeway, Marshalswick, this delightful ground floor maisonette offers 512 sq ft of well-laid-out living space—ideal for individuals or couples. The property features a bright reception room, a spacious bedroom, and a bathroom, providing a comfortable and welcoming home environment. Its prime location places you just a short walk from The Quadrant shopping parade, with a variety of local amenities at your doorstep. Families will also appreciate being within easy reach of the highly regarded Sandringham School.



**Total area: approx. 512.1 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.

# 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*

- 6 Month Let
- Walking To The Quadrant
- Ground Floor
- Holding Deposit £276.92
- Two Bedrooms
- Walking To Sandringham
- Communal Gardens
- 5 Weeks Deposit £1,384.61

| 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                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     | 71      | 76        |
| England & Wales                             |         |           |



