



The Ridgeway, St. Albans, AL4 9UA

Guide Price £375,000 Leasehold

Frost's

A two-bedroom top-floor split-level maisonette situated on The Ridgeway close to The Quadrant shops and M&S Foodhall in Marshalswick.

The accommodation comprises an entrance hall, large living room with door to a private balcony, kitchen, two double bedrooms and a bathroom. Outside there is a large brick store, a garage in a nearby block and well-maintained communal gardens. This property requires refurbishment and is being sold with no upper chain.

The Ridgeway is situated in the popular Marshalswick area of St Albans, which is renowned for its outstanding schools including Skyswood primary and Sandringham secondary schools. The city centre is less than 2 miles away and provides a mainline railway station and a wide variety of shops, restaurants, and leisure facilities.

Energy Rating C  
Council Tax Band C  
Leasehold

- Two Double Bedrooms
- One Bathroom
- Top Floor Split-Level Maisonette
- No Upper Chain
- Private Balcony

### Lease Details

Lease Length: Approx. 999 Years Remaining

Service & Maintenance Charge: Awaiting Confirmation

Ground Rent: Awaiting Confirmation

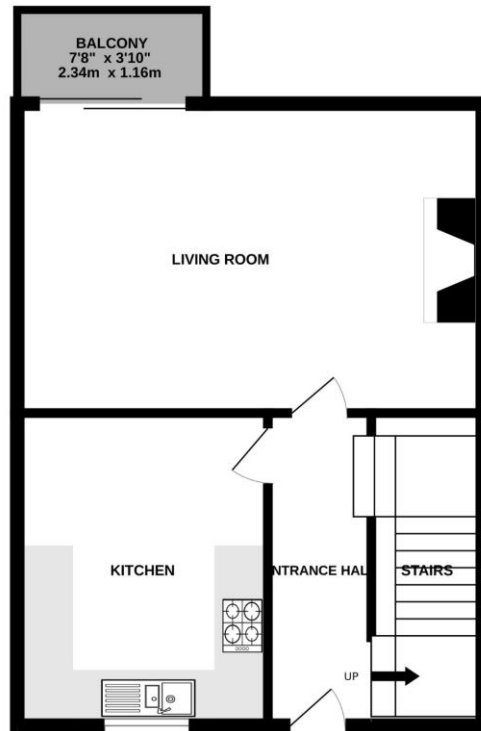
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.



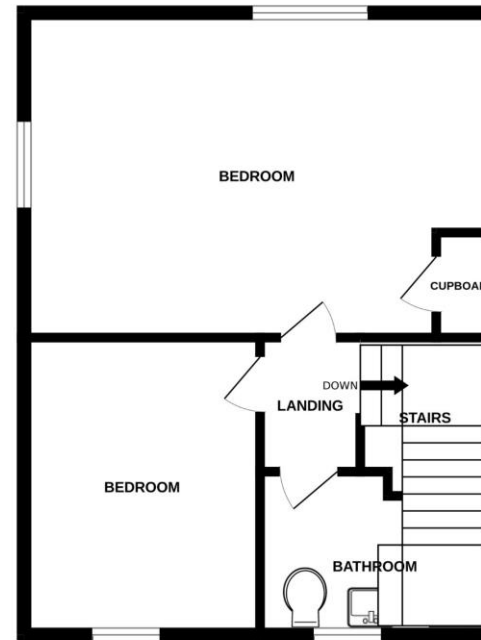


*A two-bedroom top-floor split-level maisonette looking to achieve an approximate rental income of £1,400 per month.*

GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Marshalswick

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These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Frost's Estate Agents.

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