



The Ridgeway, St. Albans, Hertfordshire, AL4 9UA

£365,000

Leasehold

Frost's

Set on the top two floors is this two bedroom split-level maisonette that provides over 850sqft of living space and is just 0.1 miles from The Quadrant shopping parade in Marshalswick.

Agent Note: Please note this is owned by a relative of a person employed by Frosts.

Energy Rating C
Council Tax Band C
Leasehold

- Two double bedrooms
- Living/Dining room
- South facing balcony
- Kitchen/Breakfast room
- Bathroom
- 999 year lease from new

Lease Details

Lease Length: Approx. 935 years remaining

Service & Maintenance Charge: Approx. £1524 per annum

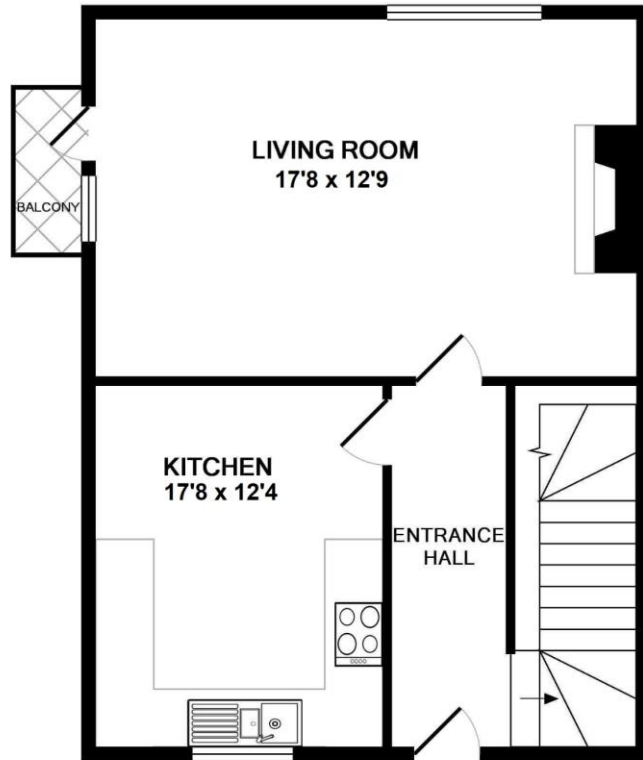
Ground Rent: Approx £20 per annum

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.

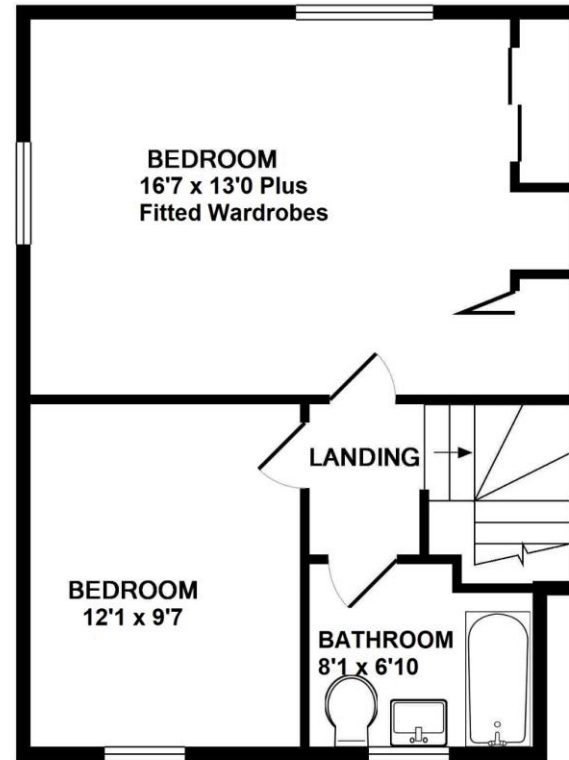




*A two bedroom split-level
maisonette set on the top two floors*



GROUND FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 470 SQ.FT.
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 947 SQ.FT. (88.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at frosts.co.uk. 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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