



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

The Ridgeway, St. Albans, AL4 9RJ
Asking Price £380,000

Located within the highly regarded Marshalswick area of St Albans, this well presented two double bedroom duplex home offers modern accommodation arranged over the ground and first floors, combining the feel of a house with the convenience of apartment living.

The property benefits from a well-balanced and practical layout, with living accommodation arranged across two levels. The ground floor provides a welcoming environment for day-to-day living, while the upper level offers comfortable bedroom accommodation, creating a clear separation between living and sleeping spaces.

A particular feature of the home is the modern fitted kitchen, designed with both style and functionality in mind. Offering good storage and preparation space, it is well suited to everyday cooking and complements the contemporary feel of the property.

The accommodation is further enhanced by a modern bathroom and shower room, finished to a good standard and providing flexibility for occupants.

The property offers two generous double bedrooms, both well-proportioned and adaptable to a range of uses, including guest accommodation or home working space.

Further benefits include gas central heating and double-glazed windows, ensuring comfort and efficiency throughout the year.

Externally, the property benefits from a garage, providing valuable storage or secure parking, which is particularly advantageous in this established residential location.

Marshalswick remains a highly popular area, known for its strong community feel and excellent local amenities, including shops, schooling and green spaces, all within easy reach. The wider St Albans city centre and transport links are also conveniently accessible.

Overall, this is a well maintained and practical home offering modern living, generous bedroom space and a sought-after residential setting.

Tenure: Leasehold
Term of Lease: 140 yrs from 27 May 2008
Service Charge: £1200 PA for 2026
Ground Rent: £0
Council Tax Band: C
EPC Rating: C



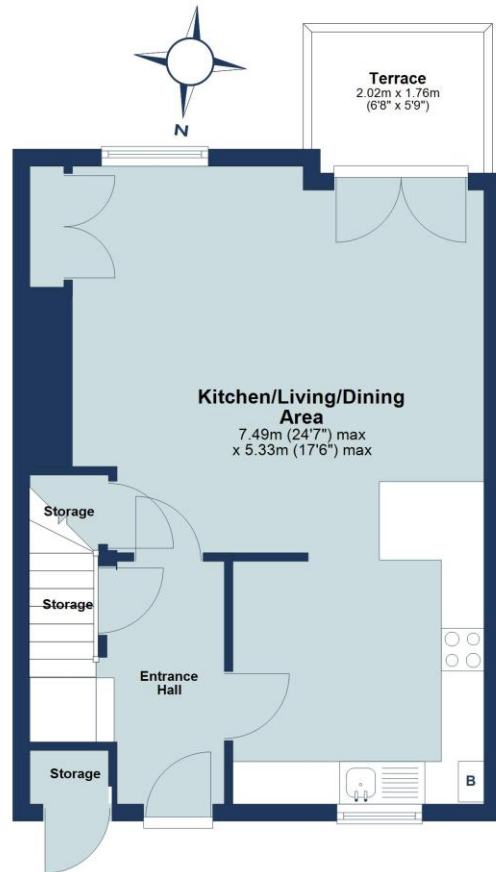






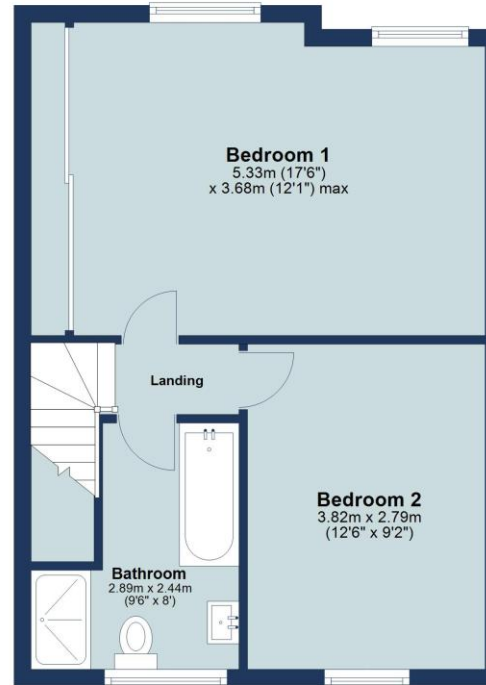
Ground Floor

Approx. 39.4 sq. metres (423.6 sq. feet)
(excluding Terrace)



First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 79.3 sq. metres (853.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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