





Offered for sale **CHAIN FREE**, this **SPACIOUS DUPLEX** property offering over 900 square feet of living space arranged over two floors with a **GOOD SIZE LOUNGE** with a pleasant balcony to sit out on with views over tended **LAWNS**.

**Guide Price: £350,000**

There is a good size kitchen/breakfast room with plenty of space for a table and chairs and upstairs there are three good size bedrooms and a bathroom. The property is sold with a share of the freehold and there is also a Residents Association who organise the amount spent on maintaining the development. The property also has the rare benefit of a garage located within a nearby block. The Ridgeway sits in the heart of Marshalswick with a reputation for excellent schooling and superb shopping facilities, now including M & S Food Hall.

EPC Rating: C 80

Council Tax Band: C

Lease Information: 999 years (less 10 days)  
from 29 September 1960, 935 years remaining





Entrance Hall

Kitchen 3.78m x 3.05m (12'5" x 10').

Living/Dining Room 5.47m x 3.90m (17'11" x 12'10").

Bedroom 1 3.69m x 2.96m (12'1" x 9'9").

Bedroom 2 3.86m x 2.45m (12'8" x 8').

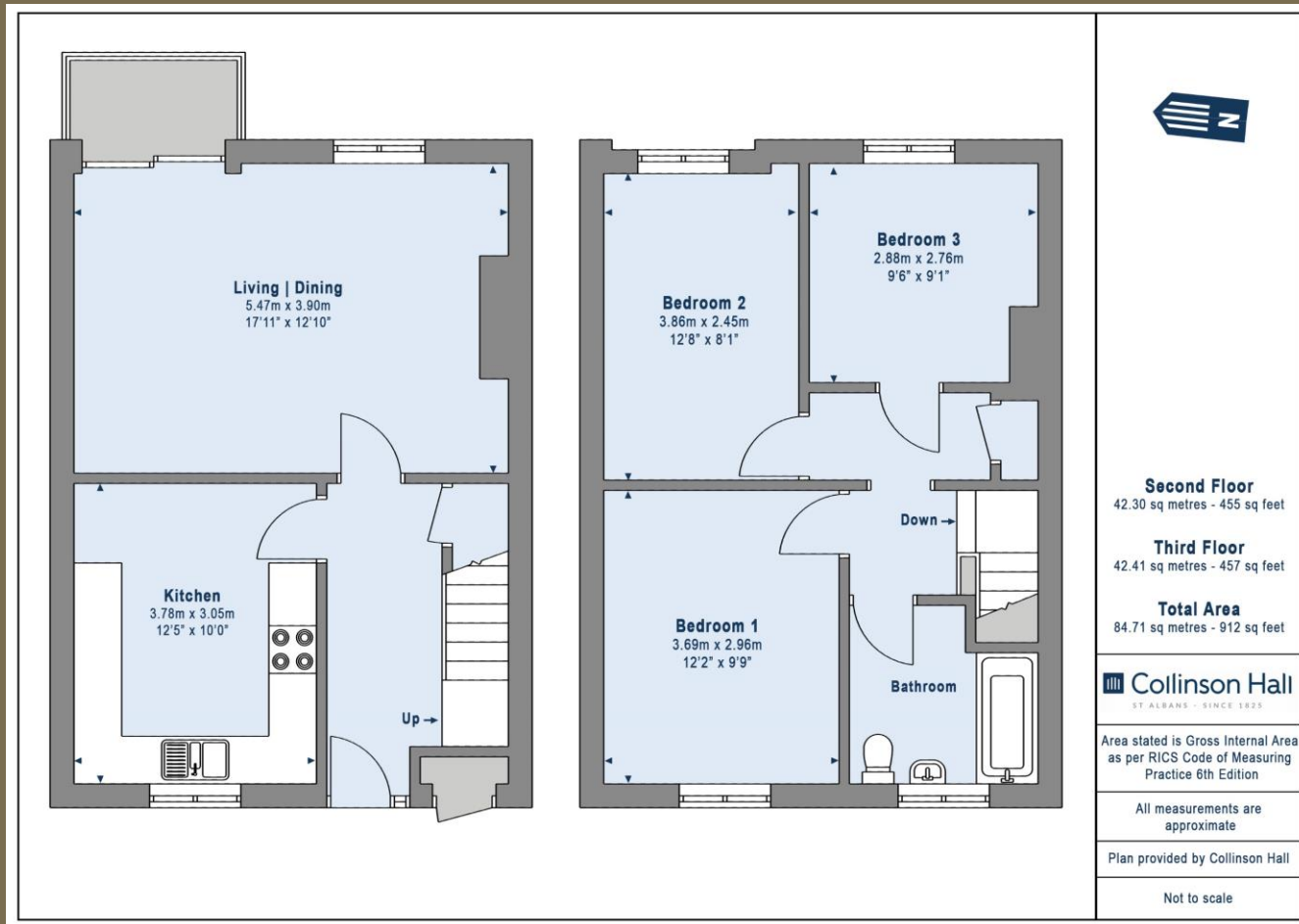
Bedroom 3 2.88m x 2.76m (9'5" x 9'1").

Bathroom

Communal Grounds

Garage





**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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