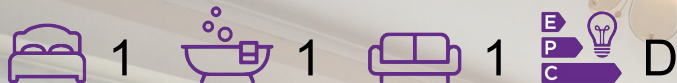




**369 The Ridgeway, St. Albans, AL4 9TZ**  
**Asking Price £217,500**



**NO UPPER CHAIN!** A well presented one bedroom ground floor maisonette. Located in the sought after Marshalswick area of St Albans. Ideal for first time buyers or as a buy to let investment. Ideally situated for local amenities and access to the town centre.

Leasehold Tenure with over 900 years remaining.  
Annual Ground Rent: £50.00.  
Annual Service Charge: £1000.00.  
Council Tax Band: B.

**Entrance Hall**

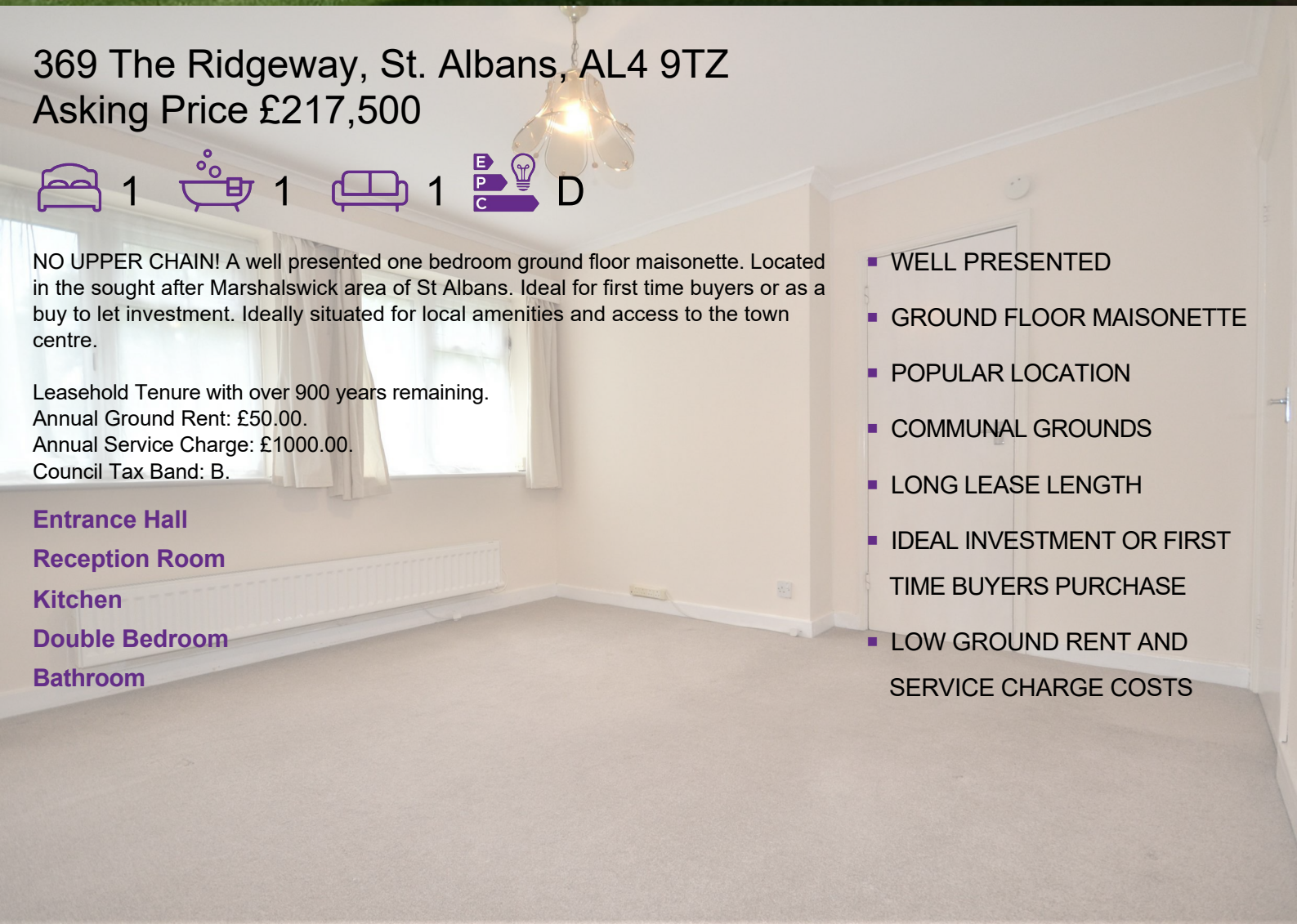
**Reception Room**

**Kitchen**

**Double Bedroom**

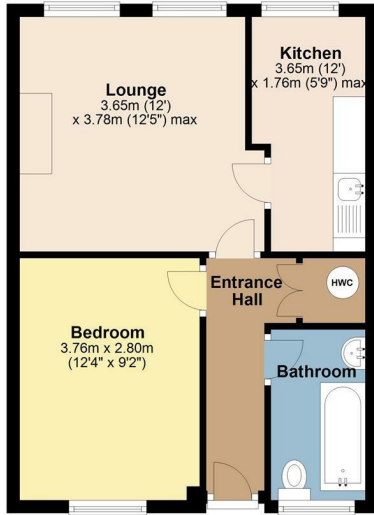
**Bathroom**

- WELL PRESENTED
- GROUND FLOOR MAISONETTE
- POPULAR LOCATION
- COMMUNAL GROUNDS
- LONG LEASE LENGTH
- IDEAL INVESTMENT OR FIRST TIME BUYERS PURCHASE
- LOW GROUND RENT AND SERVICE CHARGE COSTS



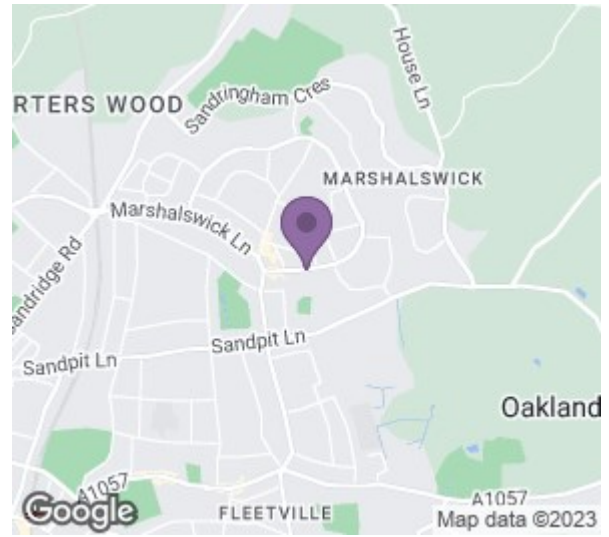
### Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 40.0 sq. metres (430.5 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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