



**Connells**

Ridgmont Plaza Ridgmont Road  
St. Albans

Ridgmont Plaza Ridgmont Road  
St. Albans AL1 3AB

for sale offers in excess of  
**£280,000**



### Property Description

ATTENTION ALL BUY-TO-LET INVESTORS! Available to purchase with a professional tenant in situ, is this fantastic Buy-To-Let opportunity! Situated in the highly sought-after Ridgmont Plaza, a contemporary gated development launched in 2015. Perfectly designed for savvy investors seeking a hassle-free monthly return, this apartment offers a harmonious blend of modern comfort and convenience. Upon entering, you are greeted by a spacious and inviting open-plan living kitchen area, ideal for entertaining or relaxing after a long day. The fully integrated appliances ensure that cooking is a pleasure, while the generous layout allows for a seamless flow between living and dining spaces. The property boasts a large double bedroom, providing a peaceful sanctuary to unwind. Natural light floods through the windows, creating a warm and inviting atmosphere. The modern bathroom is elegantly designed, featuring high-quality fixtures and fittings that enhance your everyday living experience. Location is key, and this property does not disappoint. Just 0.4 miles from St Albans city train station, commuting to London and beyond is effortless. Additionally, the vibrant city centre is only 0.8 miles away, offering a plethora of shops, restaurants, and cultural amenities. Don't miss the opportunity to make this exceptional property your new home! With its contemporary design, prime location, and desirable features, it's the perfect Buy-To-Let investment.

**Kitchen/Lounge**

19' 6" MAX x 13' 3" MAX ( 5.94m MAX x 4.04m MAX )

**Bedroom One**

9' 6" max x 13' 3" max ( 2.90m max x 4.04m max )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01727 856 781**  
**E [stalbins@connells.co.uk](mailto:stalbins@connells.co.uk)**

38 Chequer Street  
 ST. ALBANS AL1 3YH

EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 2000.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA316747](http://connells.co.uk/Property/STA316747)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: STA316747 - 0009