



**BRADFORD  
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

The Ridgeway, St. Albans, AL4 9TY

£350,000

## The Ridgeway, St. Albans, AL4 9TY

A very well presented and spacious THREE bedroom first floor DUPLEX apartment located in the heart of Marshalswick close to the local shops at The Quadrant and the local outstanding schooling. This property benefits from a large dual aspect lounge/diner with balcony and an impressive kitchen/breakfast room. Upstairs there are three good sized bedrooms and a modern family bathroom.

The property is CHAIN FREE and also benefits from a long lease of 939 years with share of freehold, residents' parking on-site and a GARAGE en bloc.

It is situated just a short walk to The Quadrant shopping parade which includes a range of bakeries and Marks and Spencer. Also in close proximity is highly regarded schooling, including Skyswood, Oakwood and Wheatfields primary schools and Sandringham and Beaumont secondary schools.

The vibrant city centre with an extensive range of shopping and leisure facilities is only a short drive or bus ride away. There are also regular buses to St Albans City train station for fast trains to central London.



## ACCOMMODATION

### Entrance

Exterior storage cupboard next to front door leading to:

### Entrance Hall

Radiator, understairs cupboard, oak flooring, stairs to landing, door to kitchen, door to living/ dining room.

### Kitchen/Breakfast Room

12'3 x 10' (3.73m x 3.05m)

Oak flooring, heated towel rail, two built-in Siemens ovens, five ring gas hob with extractor hood, one and a half bowl ceramic sink with Franke Triflow drinking water filter mixer taps and food waste disposer, integrated dishwasher and washer dryer, space for fridge/freezer and water softener, glass splashback tiling, solid surface composite worktops with wall and base units, double glazed window to front, spotlights, space for kitchen table and chairs, coving to ceiling.

### Living/Dining Room

12'9 x 18'1 (3.89m x 5.51m)

Bright dual aspect room with double glazed window to rear and double glazed patio doors to south-facing balcony, feature open fireplace, radiator, coving to ceiling.

## UPPER FLOOR

### Landing

Access to boarded loft with fitted ladder, doors to bedroom one, bedroom two, bedroom three and family bathroom, coving to ceiling.



## Family Bathroom

6'10 x 7'9 (2.08m x 2.36m)

Ceramic tiled flooring with underfloor heating, side panel bath with Aqualisa Quartz digital power shower, two heated towel rails, pedestal hand basin, low level W.C., vanity mirror, frosted double glazed window, spotlights.

## Bedroom One

12'0 x 10'0 (3.66m x 3.05m)

Double glazed window to front, radiator, coving to ceiling.

## Bedroom Two

13'0 max x 10'0 (3.96m max x 3.05m)

Double glazed window to rear, radiator, built-in bookshelves, airing cupboard with shelving, coving to ceiling.

## Bedroom Three

13'0 x 7'9 (3.96m x 2.36m)

Double glazed window to side, radiator, coving to ceiling.

## EXTERIOR

Extensive, well-maintained communal gardens laid to lawn surrounded by mature trees.

## Parking

Garage en-bloc, residents' parking on-site.

## Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED

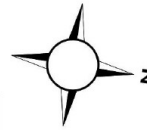
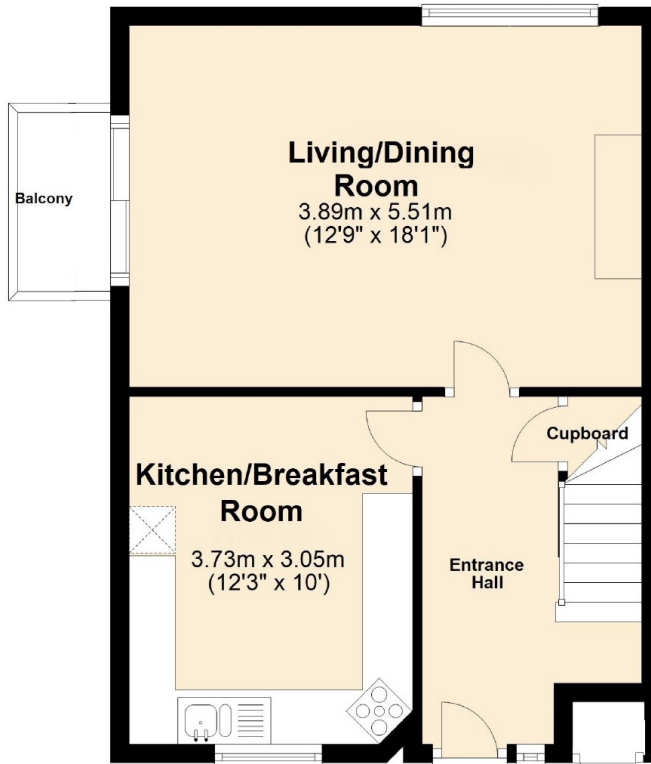
## Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

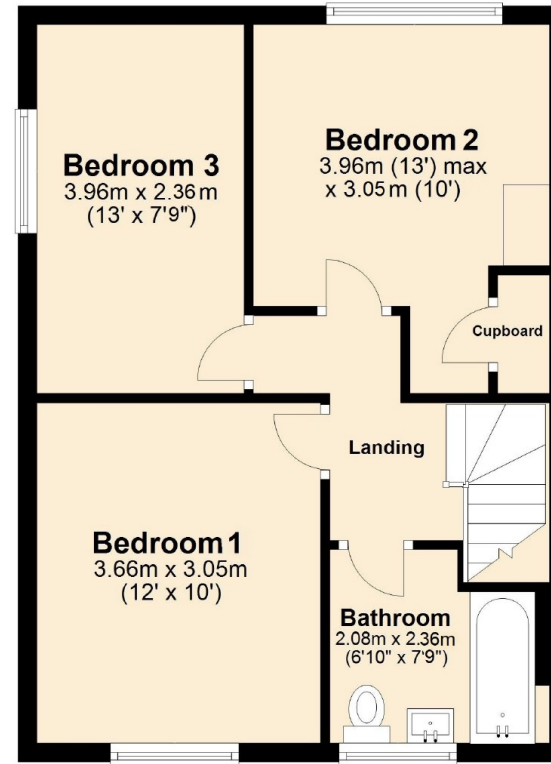




**Lower Floor**  
Approx. 41.8 sq. metres (450.0 sq. feet)



**Upper Floor**  
Approx. 42.4 sq. metres (456.0 sq. feet)



Total area: approx. 84.2 sq. metres (906.0 sq. feet)

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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	75	69	75
<small>Not energy efficient - higher running costs</small> <small>England &amp; Wales</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> <small>England &amp; Wales</small>	