



Ridgmont Road, St. Albans
Hertfordshire, AL1

HAMPTONS
INTERNATIONAL

Beyond your expectations

Elegant garden apartment in fine Edwardian dwelling

EPC: E

Hamptons International

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Sales. 01727 890770

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www.hamptons.co.uk

Private front door to entrance hall | sitting room | kitchen/breakfast room | master bedroom | guest bedroom with en-suite | basement study/occasional bedroom | private garden from sitting room | off street parking

Guide Price £550,000 Freehold

Description

A beautifully presented character apartment forming the whole ground floor and basement of this fine Edwardian detached building in Ridgmont Road in St Albans. Ideally situated for access to the mainline station into London and the city centre, this elegant garden apartment offers spacious accommodation arranged over two floors.

Accessed via its own front door at the side, the accommodation comprises of an entrance hall, large sitting room opening to the garden, fabulous master bedroom to the front, kitchen/breakfast room, further double guest bedroom with en-suite and family bathroom. On the lower ground floor is a versatile basement room, ideal for a Study or occasional bedroom.

Outside

Private OFF STREET PARKING for one car.

Private courtyard rear garden accessed from the sitting room with decked al fresco area and fenced all round.

Location

The historical city of St Albans provides for a comprehensive range of shopping, restaurants and leisure facilities. Locally there is an excellent selection of schooling, both state and private. For the commuter, there is a train link to London St Pancras International and Kings Cross with interconnecting Eurostar service direct to Brussels and Paris. The M25 is available at junction 21A connecting to the national motorway

network. The surrounding countryside provides for an abundance of leisure activities including walking, riding, numerous golf courses, leisure centres and many areas of historical interest.

Additional Information

Local Authority: St Albans City & District Council 01727 890770

The property is to be sold with the freehold interest of the whole building which comprises this apartment and one other. The other apartment pays a peppercorn ground rent and 50% of any buildings insurance premium and maintenance costs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ridgmont Road, St. Albans

Approximate Gross Internal Area
94.1 sq m / 1012.4 sq ft

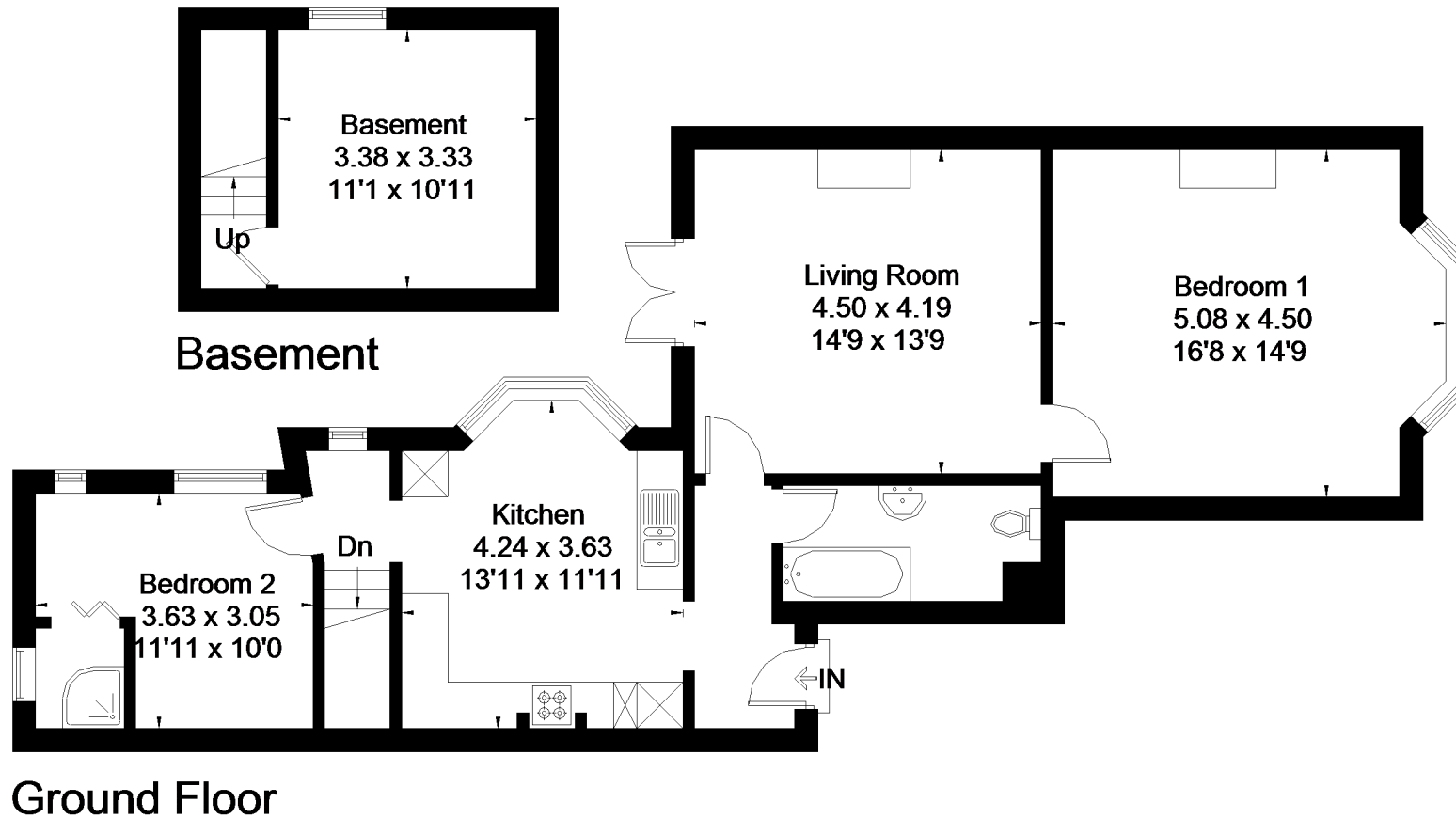


Illustration for identification purposes only. Not to scale
Ref: 173538

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

