



HEARTWOOD
HOMES

The Ridgeway, St. Albans, AL4 9TX

£375,000

2 1 1



A spacious and well presented two bedroom duplex maisonette, offering a great balance of space, flexibility and location for modern living in St Albans.

Arranged over two floors, the layout gives the home a natural sense of separation, with the living spaces on one level and the bedrooms on another. This makes it particularly well suited to first time buyers and professional couples looking for a home that feels more spacious than a typical apartment, while also offering an attractive option for investors.

The bright and welcoming living area provides a comfortable place to relax at the end of the day, with plenty of room for both seating and dining. The well appointed kitchen is practical for everyday cooking, while the two generous bedrooms provide comfortable spaces to unwind, work from home or accommodate guests.

For those looking for additional flexibility, there is also the potential to create a third bedroom, subject to the relevant permissions and consents. This could make the property particularly appealing as your needs change over time.

Outside, residents can enjoy the attractive communal grounds, providing a pleasant setting to enjoy some fresh air or simply take a break from the day. The duplex arrangement also gives the property a feeling of separation and privacy that can be hard to find in apartment living.

The location is another real highlight. With local shops, amenities, schools and green spaces all within easy reach, everyday life is made simple, while excellent transport connections make commuting and exploring further afield straightforward. St Albans City station is also easily accessible, providing direct rail connections into London.

Whether you're looking for your first home, a property with room to grow or an investment with potential, this spacious duplex maisonette offers a great opportunity to enjoy the lifestyle and





- | Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 72 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
- England & Wales**
- EU Directive 2002/91/EC
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