



2 bedrooms



2 bathrooms



1 reception



Communal



Allocated Parking



EPC Band C

Council Tax Band:

E £2,758.72 (2025/2026)

Local Authority:

St Albans City & District Council



Bright top floor apartment with lift access & allocated parking.
Two bedrooms, share of freehold, offered with no onward chain.

Description

This spacious apartment is beautifully positioned on the top floor of a small, well-regarded block, with views over charming communal gardens. Accessed via a well-maintained communal lobby, the property is accessible by stairs or lift to the second floor. The accommodation includes a generously sized entrance hall with storage cupboards leading to a lovely living room featuring large, low-silled windows that allow abundant natural light. The contemporary fitted kitchen is well equipped with ample storage units and integrated appliances. Both bedrooms can accommodate a double bed, with the principal bedroom benefiting from an en-suite shower room. A separate family bathroom is located off the hall. The property includes an allocated parking space at the front of the building and features a security entry phone system.

Location

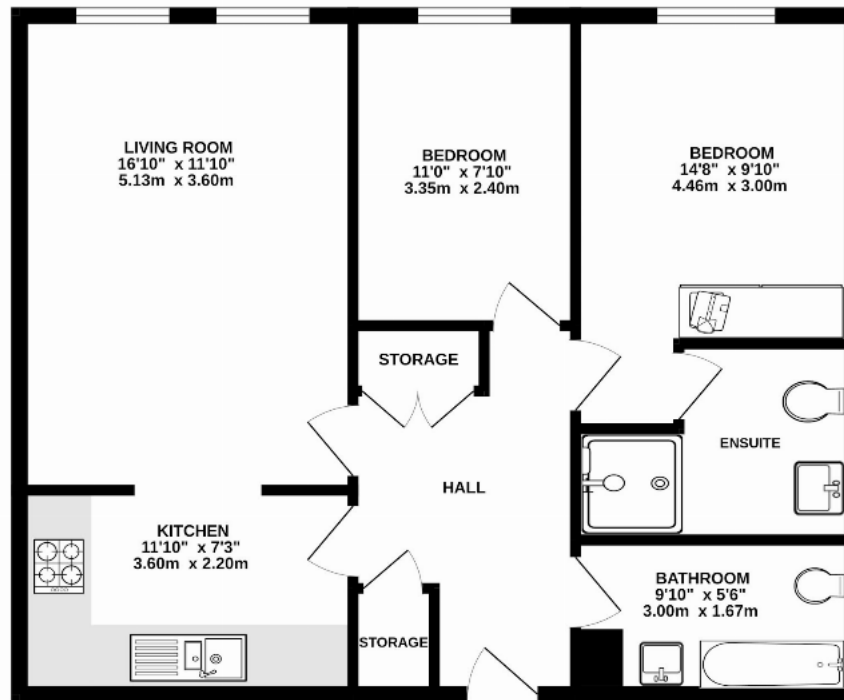
Pine Ridge is located off London Road, a leafy street in southeast St Albans City centre. Ideal for commuters, it offers easy access to the mainline station, motorway networks, and the city centre.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







TOTAL FLOOR AREA : 708 sq.ft. (65.6 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.