



2 Bedrooms



1 Bathroom



1 Reception



Communal



Garage



EPC Band D

Service Charge:

£720.00 per annum

Council Tax Band:

C £2,006.35 (2025/2026)

Local Authority:

St Albans City & District Council



Spacious 2-bed maisonette in quiet cul-de-sac, no onward chain, extra long lease, direct access to communal gardens & garage.

Description

Set within the sought-after Ryecroft Court in St Albans, this well-proportioned ground floor maisonette offers comfortable living with direct access to communal gardens. The practical and welcoming layout is ideal for a range of buyers. The property features a generous living room, perfect for relaxing or entertaining, while the adjacent kitchen is well arranged with ample worktop and storage space. There are two bedrooms, including a spacious principal bedroom and a versatile second room ideal for guests, a home office, or dressing room. A neatly appointed bathroom and a useful internal store complete the accommodation. Further benefits include a garage and parking, providing excellent convenience, along with attractive communal grounds. The property is offered with no onward chain, a long lease extending 993 years, and comes with a share of freehold, adding long-term security and appeal.

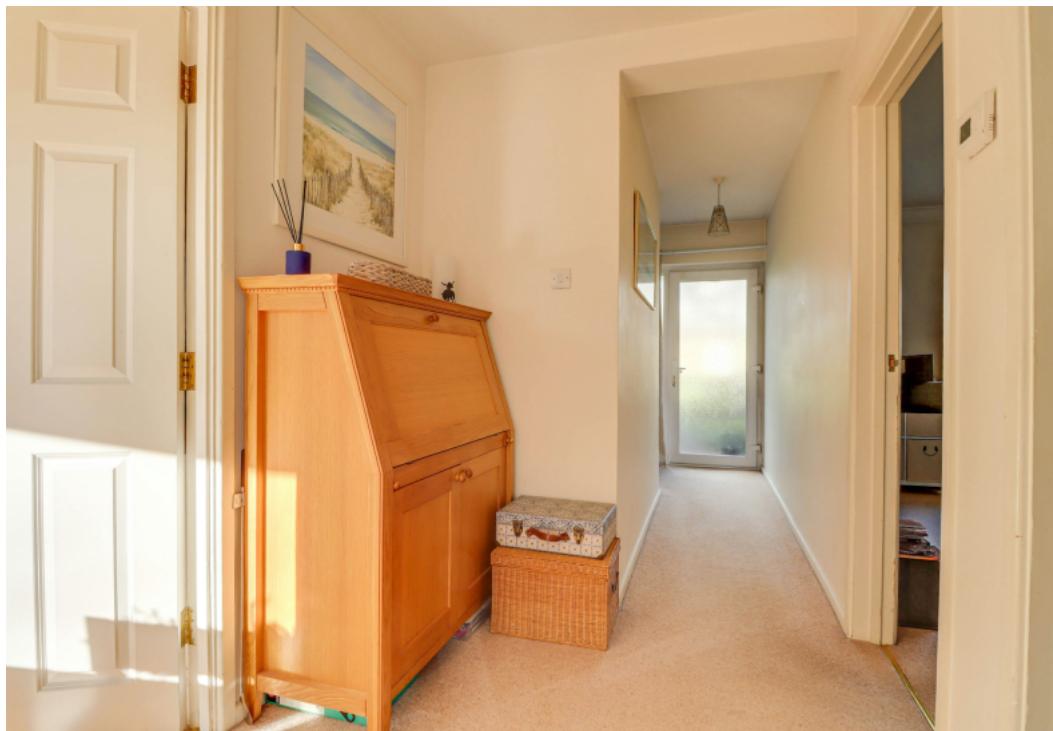
Location

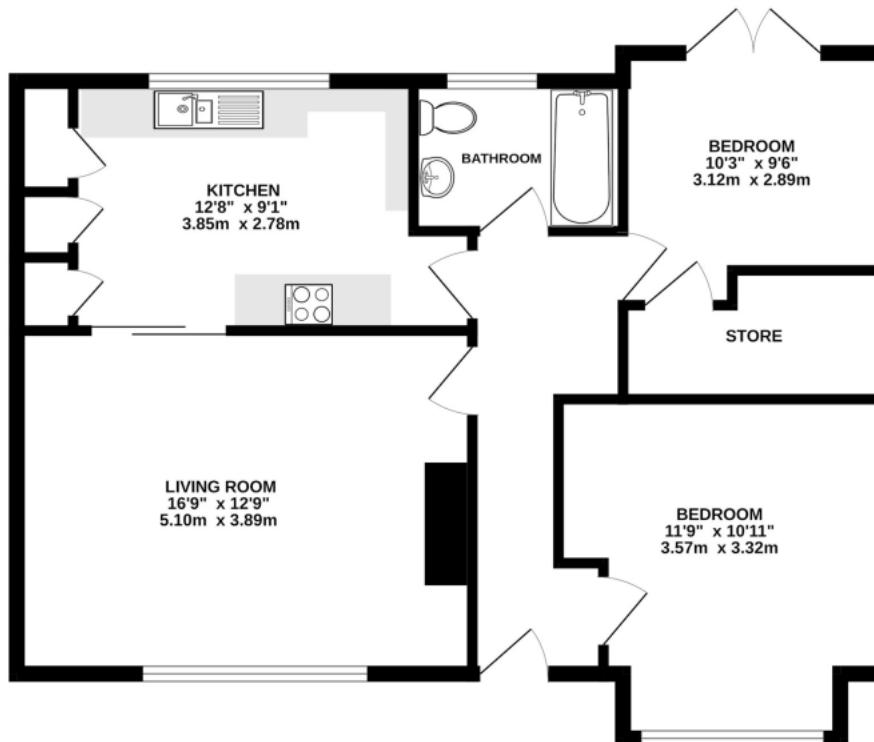
Ryecroft Court is ideally positioned within the popular AL4 postcode, offering a peaceful residential setting while remaining close to the heart of St Albans. The area is well regarded for its attractive surroundings and excellent connectivity.



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 : 758 sq ft. (70.4 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.