

 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

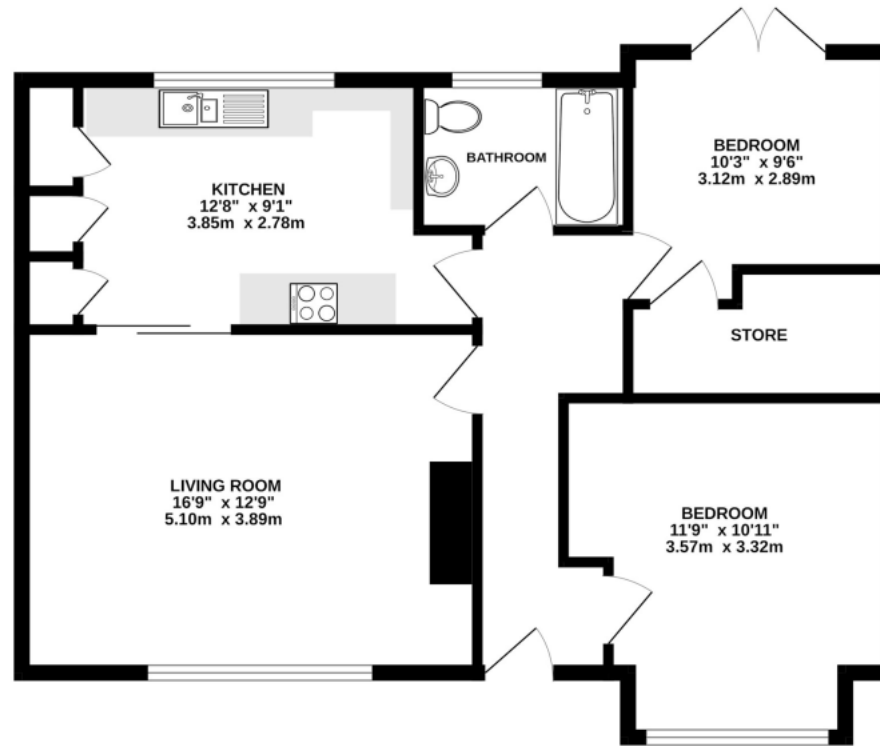
Ryecroft Court is ideally positioned within the popular AL4 postcode, offering a peaceful residential setting while remaining close to the heart of St Albans. The area is well regarded for its attractive surroundings and excellent connectivity.

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

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