



**ENGEL JACOBS**  
**LONDON+HERTS**



- **New Build!**
- **Large Kitchen/Reception**
- **Private Garden**
- **Two Bedrooms**
- **Juliette Balcony**
- **Off Street Parking**



**Ringway Road**  
St. Albans

**£340,000**

### Entrance Porch

Carpeted throughout, double glazed obscured window to front aspect.

### Landing

Carpeted stairs and landing, loft hatch with pull down ladder.

### Kitchen/Reception 16' 11" x 16' 6" (5.15m x 5.03m)

Wood flooring, fully fitted units both wall mounted and base, Lamona fridge/freezer, Beko oven with electric hob, ample work surface area, integrated Lamona washing machine, integrated Lamona slimline dishwasher, double glazed window to rear aspect, double glazed doors to juliette balcony, radiator, spotlights.

### Bedroom 1 13' 2" x 9' 7" (4.01m x 2.92m)

Carpeted throughout, double glazed windows to front aspect, radiator.

### Bedroom 2 7' 2" x 6' 7" (2.18m x 2.01m)

Carpeted throughout, double glazed windows to front aspect, radiator.

### Bathroom 7' 1" x 5' 7" (2.16m x 1.70m)

Tiled floor, partly tiled walls, low level WC, wash basin with storage beneath, bath with overhead shower and rain shower, heated towel rail, double glazed obscured windows to side aspect, spotlights.

### Garden

Side access with path to garden, patio and lawn area, gate to off street parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
46B Ringway Road, St Albans

## First Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 51.7 sq. metres (556.7 sq. feet)