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Cassidy
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Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CHARRINGTON PLACE

ST ALBANS

ALI 3NT

Price Guide £515,000

EPC Rating: G Council Tax Band: D



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

This luxury two double bedroom apartment is arranged on the first floor of a tastefully designed and prestigious development on one of St. Albans most prized locations. The interior of this property boasts a stylish and elegant ambience together with open plan and versatile living spaces that gives views over the well tended communal grounds. The current owner has further improved on the original high internal specifications to make the apartment even more appealing with full height mirrors in both bathrooms, two designed in-built wardrobes from SpaceSlide and Google Nest Thermostat to name but a few. The living accommodation is bright and spacious and comprises of an open plan living area which incorporates the kitchen and dining areas. Two Juliette style balconies allows for beautiful views and natural sunlight to enter into the open plan living spaces. The master bedroom is served by a trendy en-suite whilst a further family bathroom serves the second bedroom. The apartment further features a lift giving access to all floors, an allocated secure underground parking space and a very long lease. The property is conveniently located for ease of access to both the vibrant city centre and the mainline railway station.



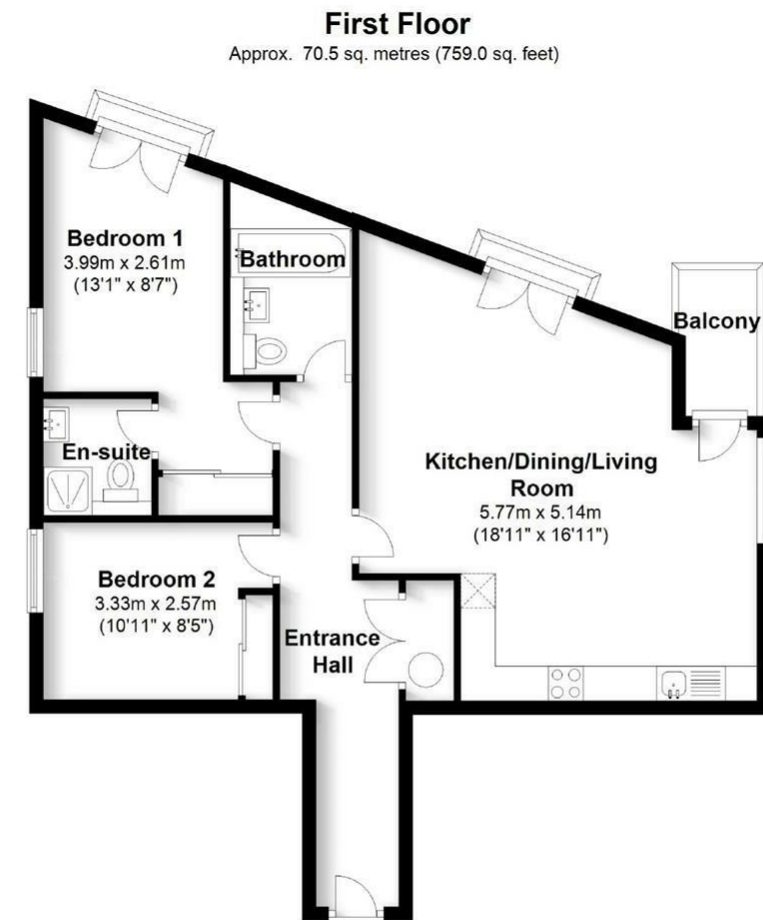
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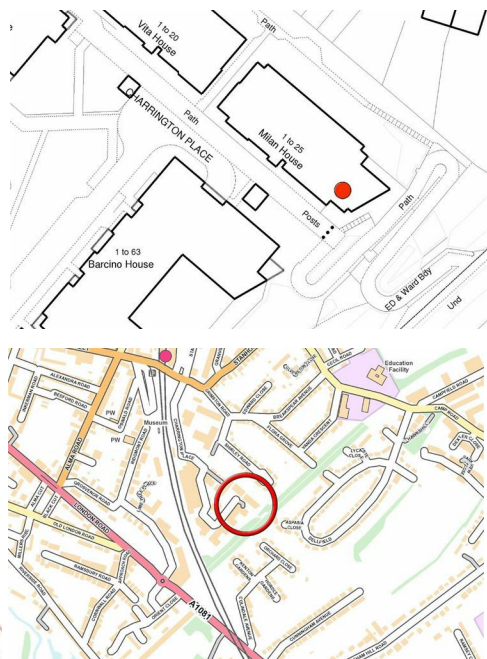


Total area: approx. 70.5 sq. metres (759.0 sq. feet)

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For guidance purposes only. Not to scale.
Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Perfect Fusion of Location And Way of Living



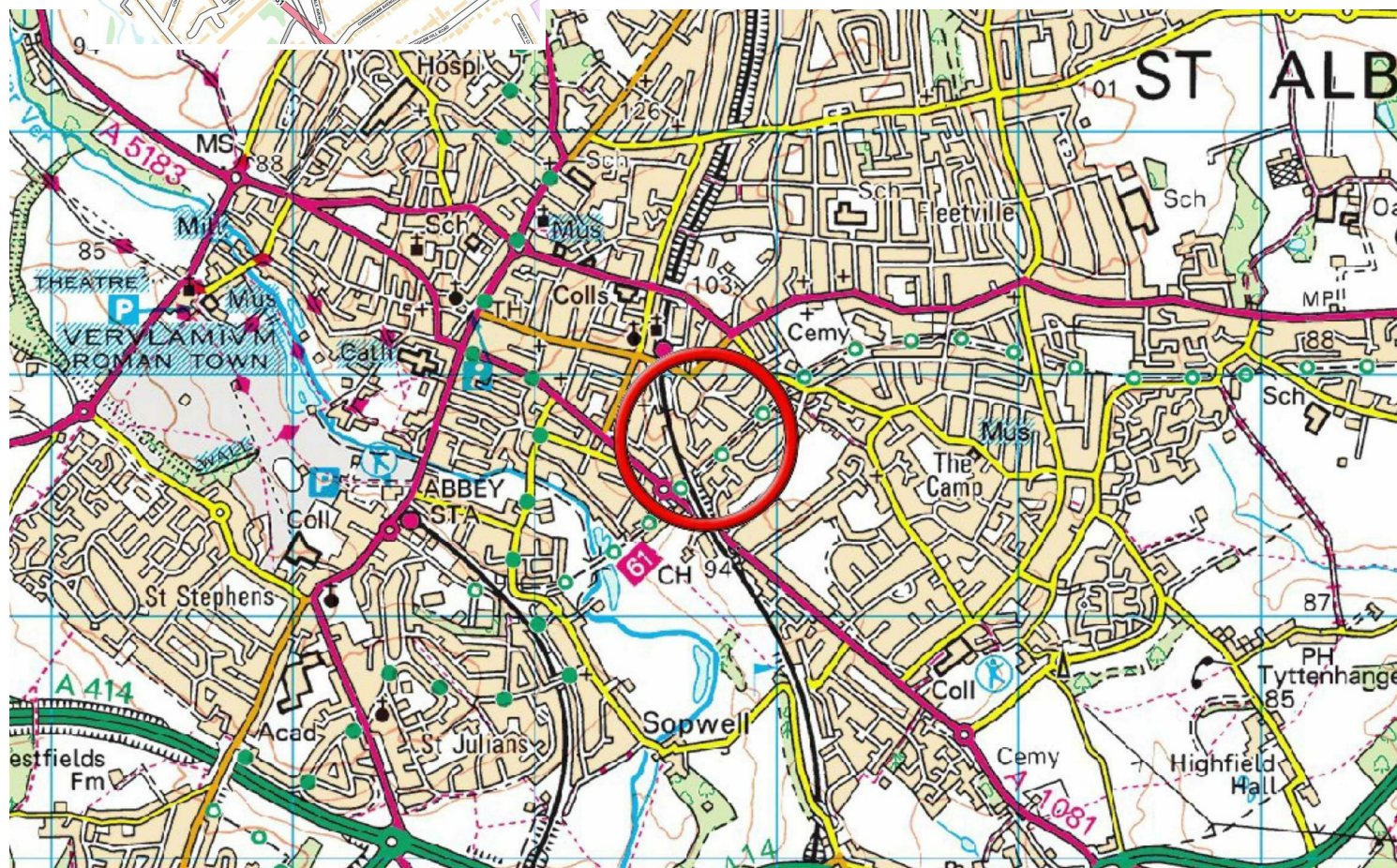
Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Cassidy&Tate

Specialists in Bespoke Properties

- Close To Station
- Dual Juliet Balcony's
- Underground Parking
- Master En-Suite
- Two Double Bedrooms
- Lift To All Floors
- Open Plan Living
- Scenic Views

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

EU Directive 2002/91/EC



