



All The Ingredients Needed For A Fabulous Lifestyle

A stylish two bedroom split level apartment situated in a central position within a short walk of the city centre and mainline railway station. The property has been sympathetically redesigned by the current vendor to offer a stunning apartment with approximately 741 square feet of living accommodation. The accommodation is arranged over two levels and comprises a welcoming entrance hall, an open plan kitchen/living and dining area. The fitted kitchen is modern with integrated appliances whilst the living area has a contemporary feel, ideal for entertaining. On the first floor is the master bedroom with an en suite shower room and second bedroom. This lovely property has a real feel of luxury and would ideally suit a busy commuter or investment buyer. Additional benefits are being chain free a long lease and two residents parking permits.

LONDON ROAD

ST ALBANS

AL1 1NG



Offers In Excess Of £425,000



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Specialists in Bespoke Properties

- City Centre Location
- Open Plan Accommodation
- Lounge/Dining Area
- Split Level Accommodation
- Two Bedroom Maisonette
- Kitchen/Breakfast Area
- Bathroom & Shower Room
- Fully Refurbish & Chain Free

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	59	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	61
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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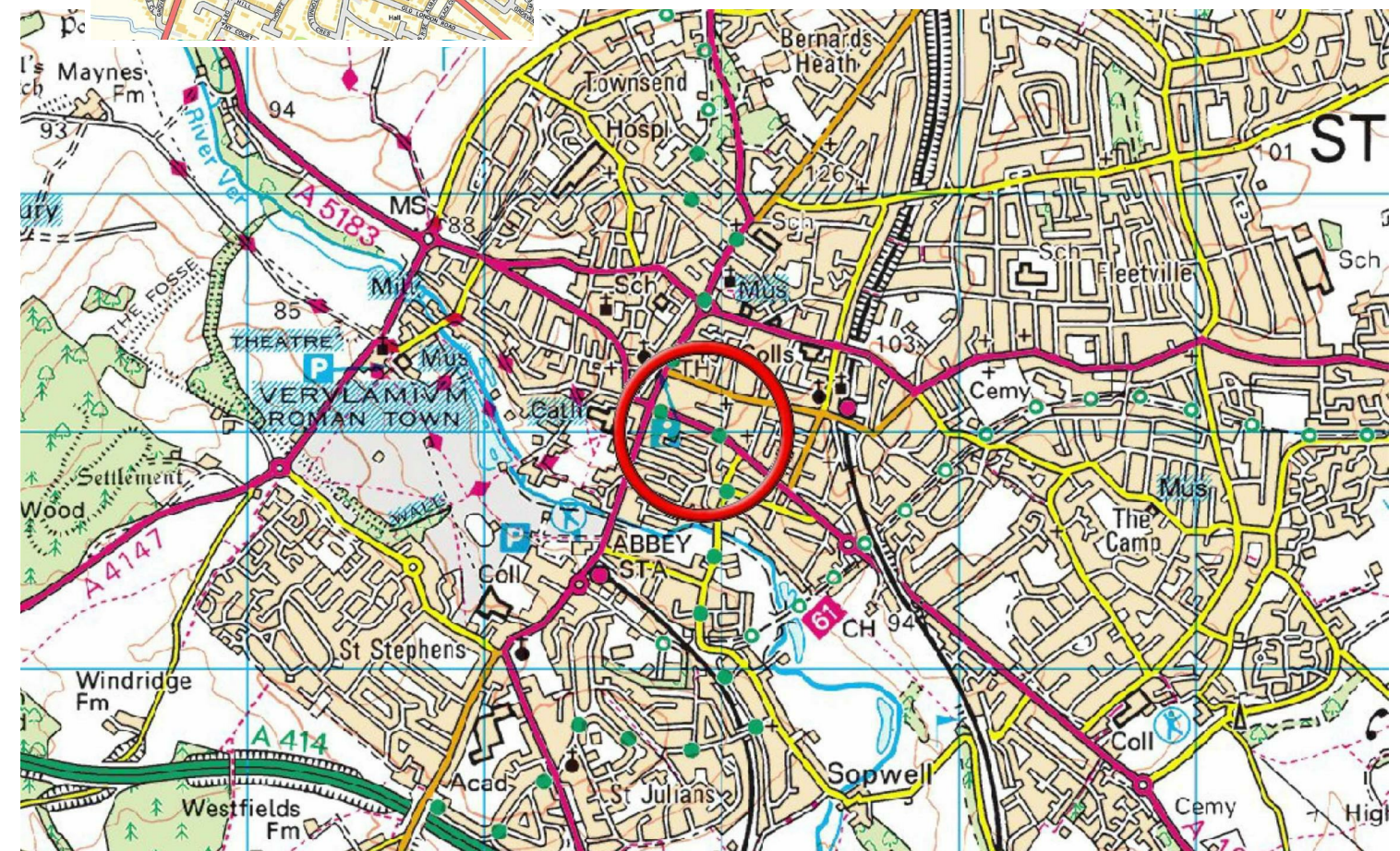
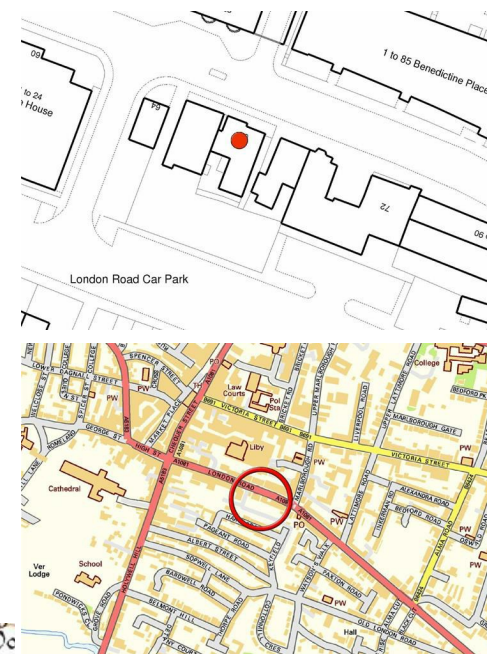


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Perfect Fusion of Location And Way of Living



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

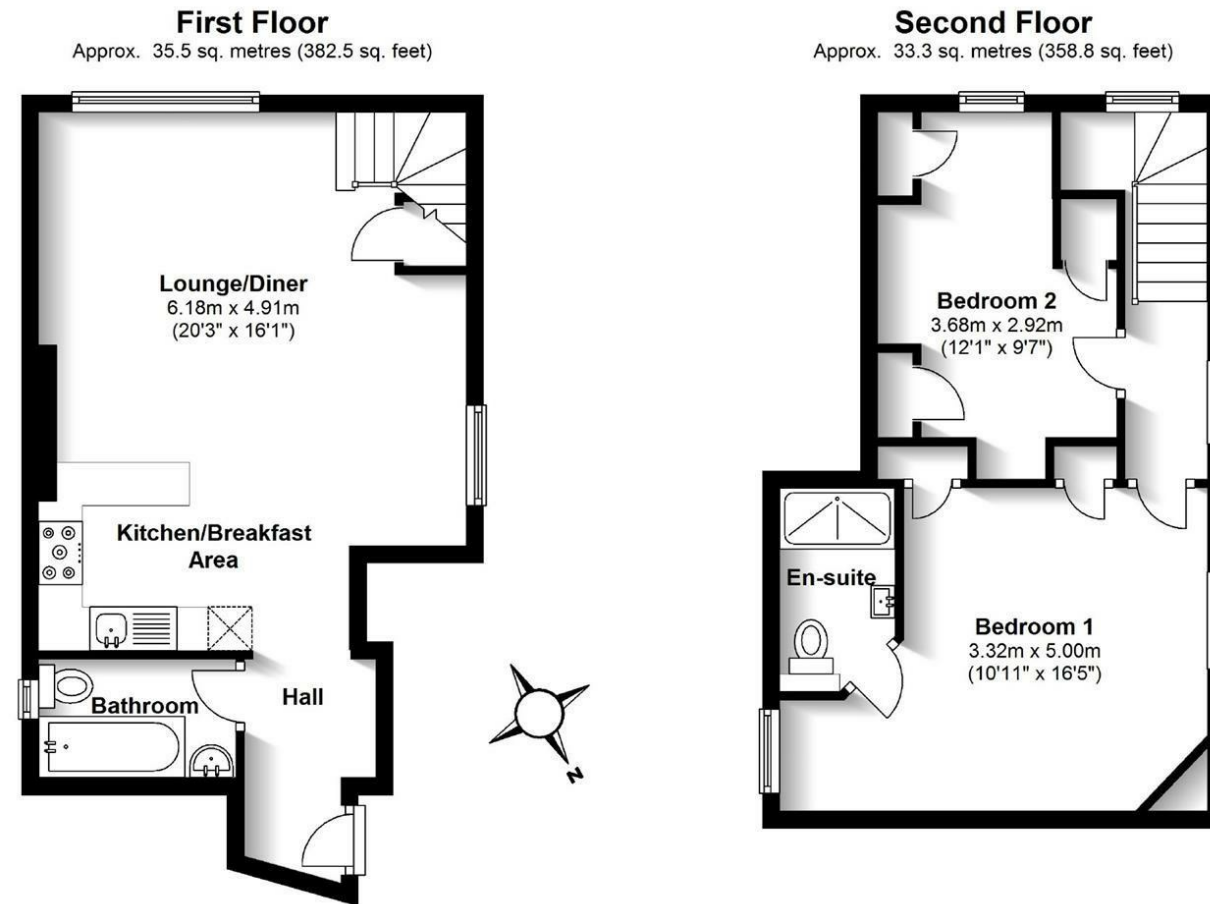
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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

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Total area: approx. 68.9 sq. metres (741.3 sq. feet)

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale. Outbuildings not included in square footage.
Plan produced using PlanUp.



Award Winning Agency