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Award Winning Agency

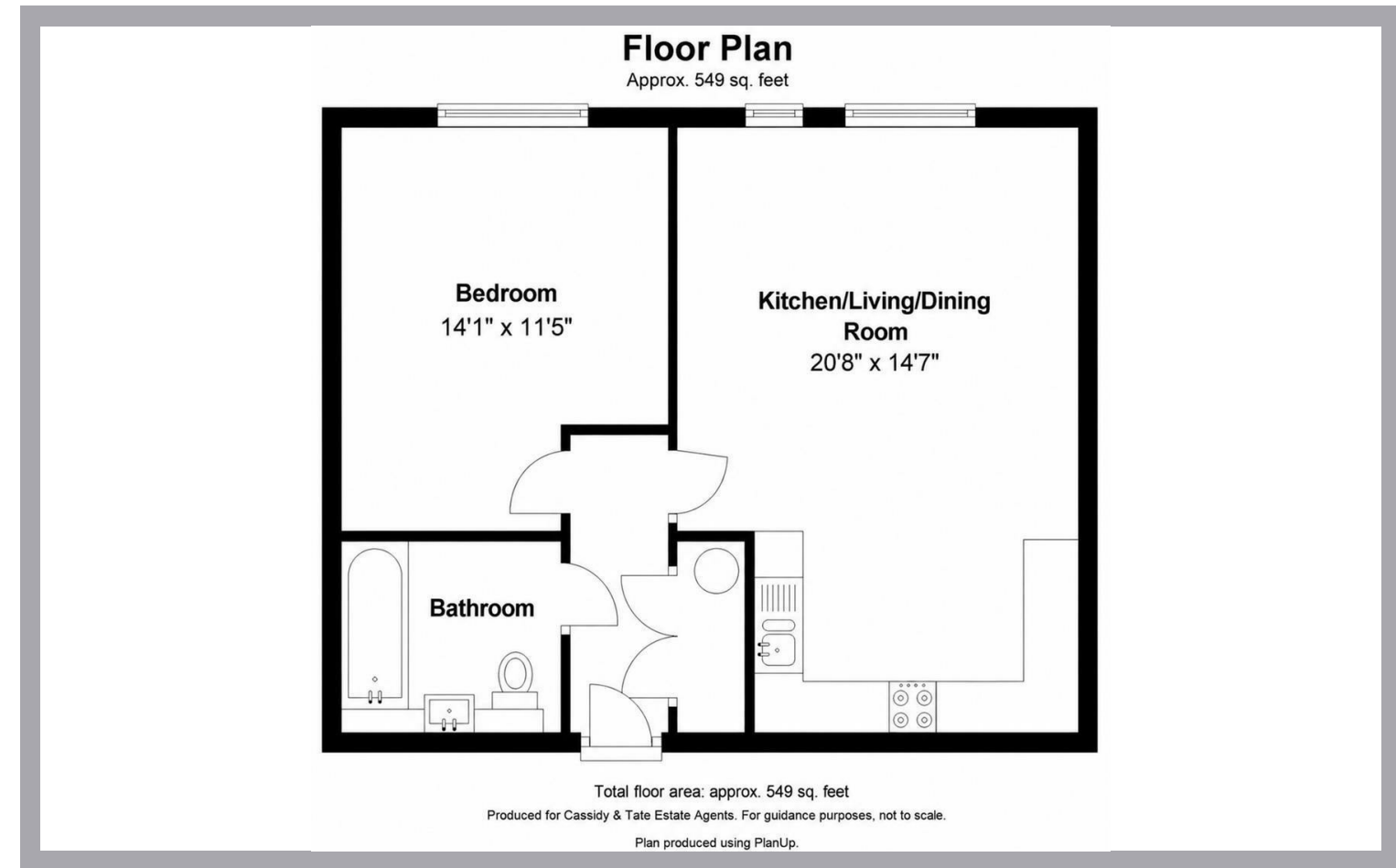


[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

HEDLEY ROAD  
ST. ALBANS  
AL1 5GG

Price Guide £315,000

EPC Rating: C Council Tax Band: C



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.

## All The Ingredients Needed For A Fabulous Lifestyle

Located on the popular Hedley Road in the sought-after city of St Albans, this charming one-bedroom apartment offers comfortable and convenient living in a fantastic location. Ideal for individuals or couples, the property has a bright and welcoming feel throughout. The property features a spacious living area filled with natural light, creating a warm and airy atmosphere. The well-proportioned bedroom provides a peaceful space to relax, while the kitchen is fitted with essential appliances and offers a practical space for everyday living. Conveniently positioned close to excellent transport links, local shops, cafés, restaurants, and green spaces, the property is perfectly placed to enjoy everything St Albans has to offer. Combining comfort, practicality, and a desirable location, this one-bedroom is an excellent opportunity for first-time buyers, downsizers, or investors alike.



*Specialists in Bespoke Properties*

- Modern Development
- Allocated Gated Parking
- Walking To Station
- Double Bedroom
- Walk To Local Shops
- Open Plan Accommodation
- Long Lease
- Second Floor Apartment
- Landscaped Gardens
- Excellent Condition Throughout

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

