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Award Winning Agency

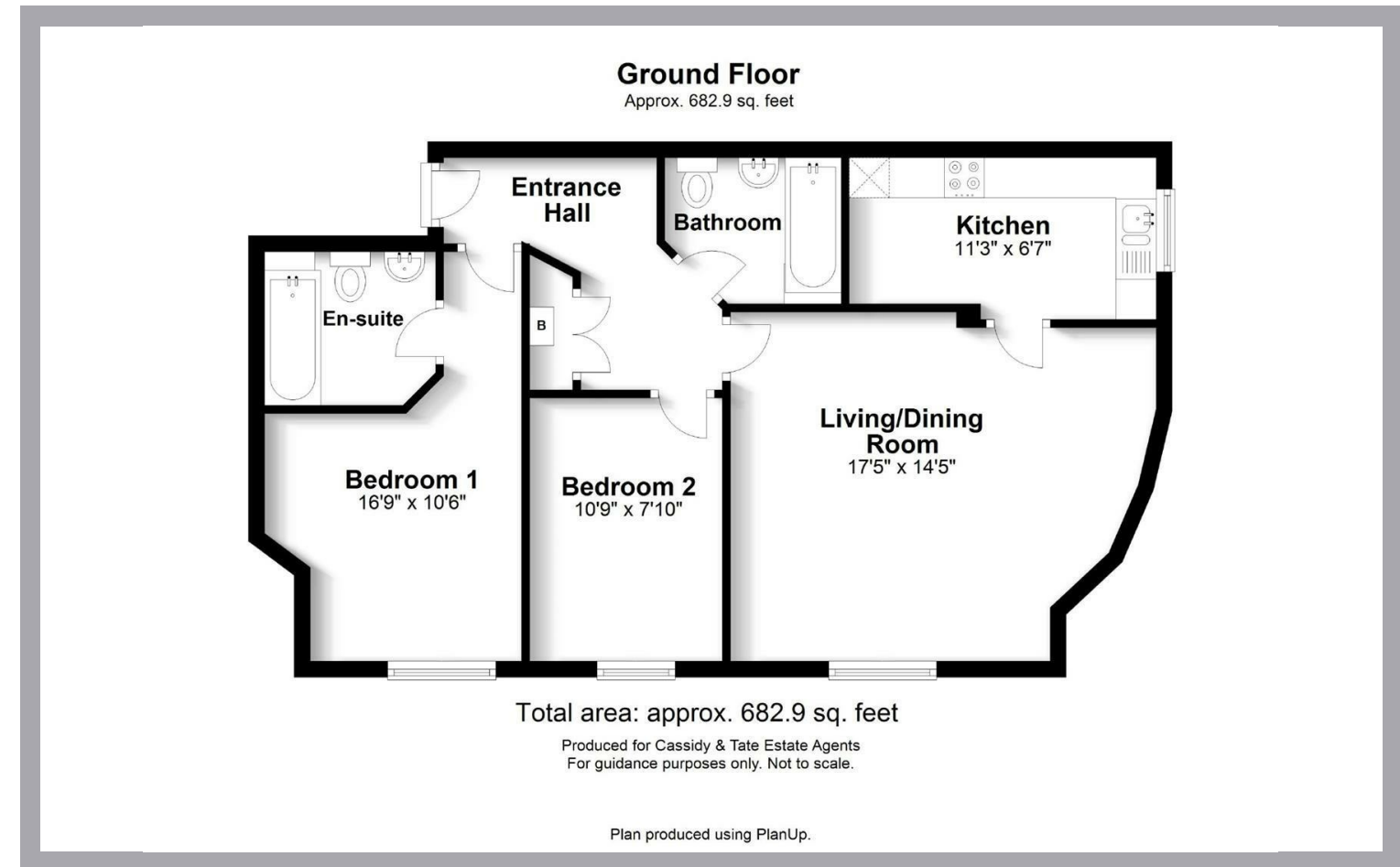


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MILLINERS COURT  
ST. ALBANS  
ALI 3XT

Guide Price £375,000

EPC Rating: G Council Tax Band: D



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

Set behind electric gates in a prestigious development is this conveniently located two bedroom ground floor apartment located moments away from the vibrant city centre, and just a stones throw away from St. Albans City station. The property is offered for sale with no upper chain. The accommodation includes a well proportioned lounge/diner, separate kitchen with fully integrated appliances, en suite to the main bedroom and separate bathroom. Residents of Milliners Court have the added benefits of communal grounds with a children's play area and also underground allocated parking. Milliners Court is a quiet yet convenient address as it is close to excellent local amenities as well as being close to the wonderful shopping and leisure facilities of the city centre, plus the many eateries and superb cosmopolitan bars. For the commuter the mainline railway station is within walking distance and for the driver there are road links offering access to the M11 & M25 motorway networks.



*Specialists in Bespoke Properties*

- Two Bedroom Apartment
- No Upper Chain
- Central Location
- En Suite Facilities
- Ground Floor
- Gated Development
- Underground Parking
- Walking to Rail Station & City

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

