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Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
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Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts





Award Winning Agency

LONDON ROAD

ST. ALBANS

AL1 1JU

Price Guide £325,000

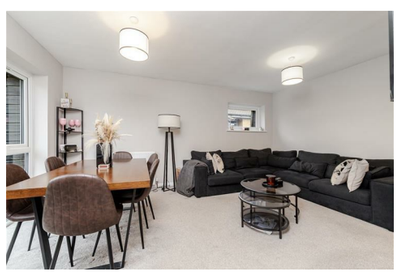
EPC Rating: C Council Tax Band: C

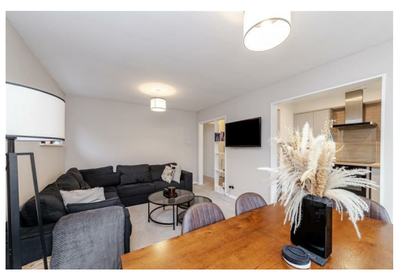


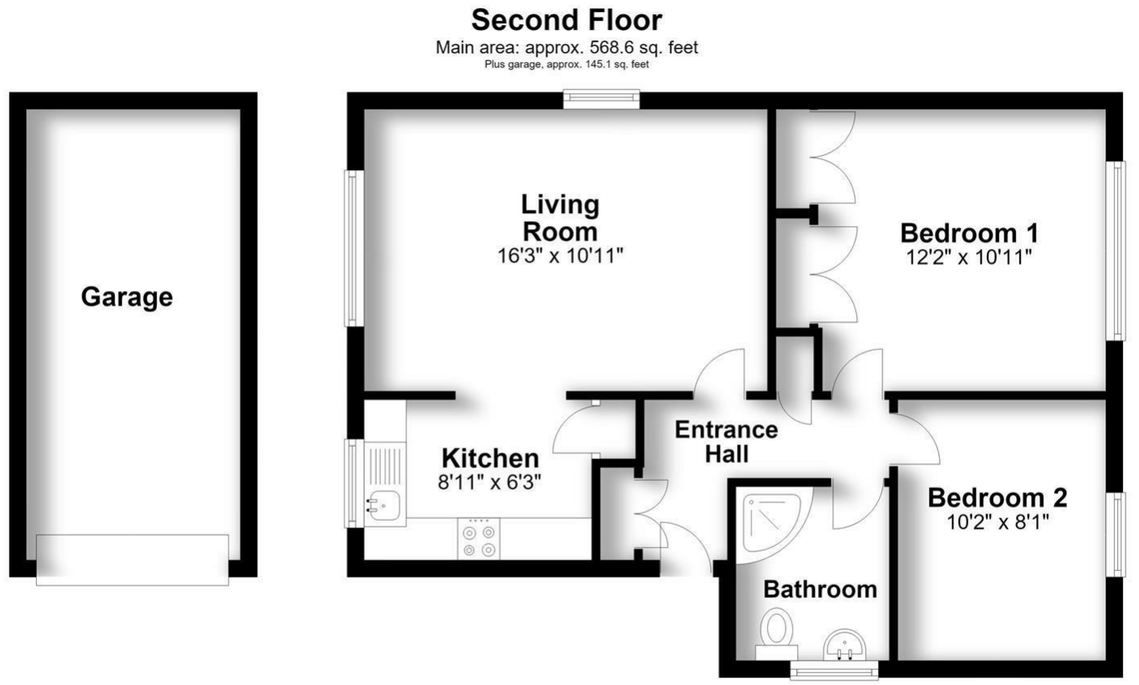
All The Ingredients Needed For A Fabulous Lifestyle

Occupying a desirable top-floor position along London Road, this beautifully refurbished two-bedroom chain free apartment offers stylish contemporary living with delightful views overlooking Verulam Golf Course. Extending to approximately 567 sq ft, the property has been tastefully modernised throughout to create a bright, welcoming home that is ready for immediate occupation. The accommodation comprises a spacious reception room, ideal for both relaxing and entertaining, a well-appointed kitchen, two generously proportioned bedrooms and a modern bathroom, all finished to an attractive standard. One of the property's most appealing features is its elevated position, enjoying wonderful open views across the adjoining golf course, providing a peaceful outlook rarely found in such a convenient city location. Further benefits include the increasingly valuable combination of parking and a garage, offering excellent practicality and additional storage. Perfectly positioned within walking distance of St Albans City mainline railway station, with its fast connections into London St Pancras, the apartment is equally convenient for the historic city centre, renowned for its excellent selection of independent boutiques, restaurants, cafés and leisure facilities. Offered for sale with no onward chain, this superb apartment represents an outstanding opportunity for first-time buyers, professionals, downsizers or investors seeking a beautifully presented home in one of Hertfordshire's most desirable cities.









Main area: Approx. 52.8 sq. metres (568.6 sq. feet)
Plus garage, approx. 13.5 sq. metres (145.1 sq. feet)

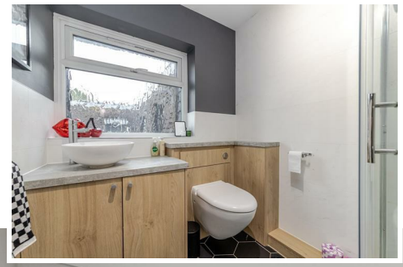
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.

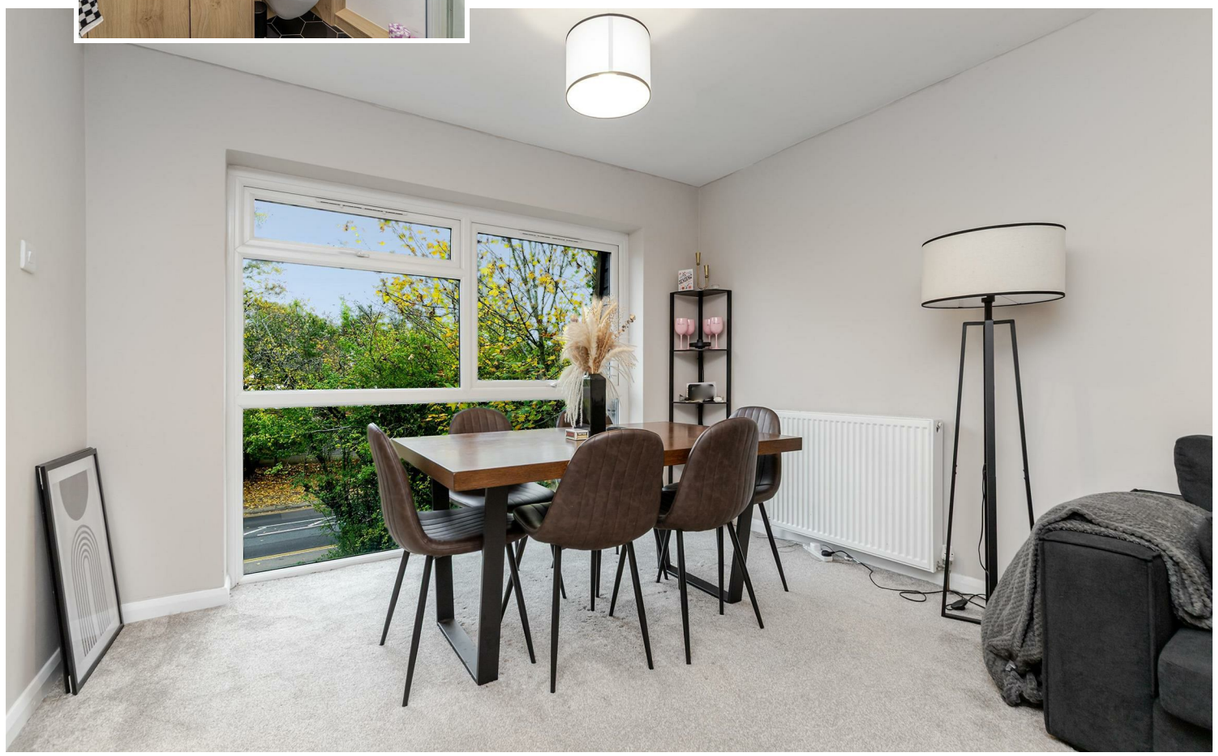
Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any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

www.cassidyandtate.co.uk

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.

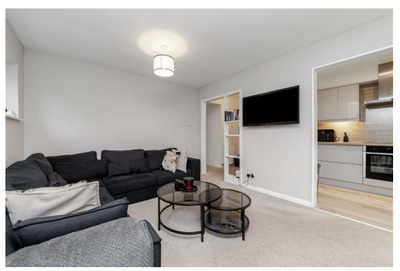
Your Local Property Experts

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



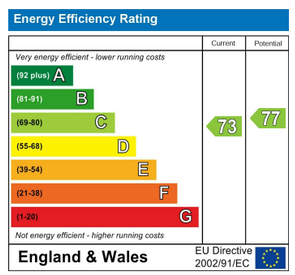






Specialists in Bespoke Properties

- Fully Refurbished Throughout
- Open Plan Kitchen/Living/Diner
- Views Over Verulam Golf Course
- Walking To Station & City
- Long Lease
- Two Double Bedrooms
- Parking & Garage
- Chain Free
- Top Floor Apartment
- Modern Interior



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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