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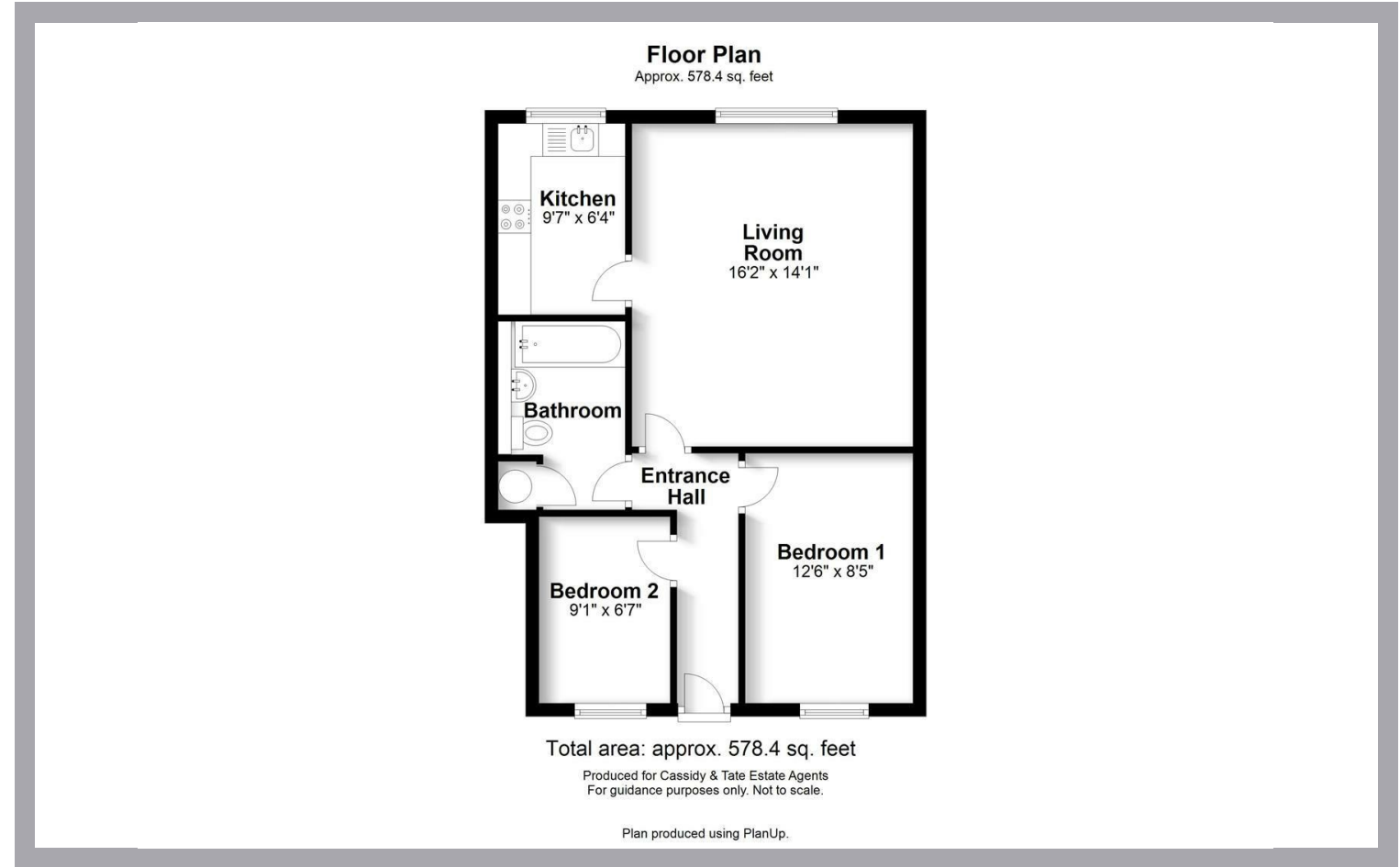
VICTORIA STREET  
ST. ALBANS  
ALI 3YS



Cassidy & Tate

# All The Ingredients Needed For A Fabulous Lifestyle

Within the very heart of the city centre, this quietly positioned, very privately located apartment is accessed from The Maltings off Victoria Street with further direct access from the maltings shopping area. Walkable to the both the mainline train station and the Abbey flyer both servicing central London. With the added benefit of a garage on block which itself is both secure and accessible. The property boasts two bedrooms, large lounge and private courtyard ideal for enjoying the sunshine/bike storage. Access is pedestrian through The Maltings shopping area and also from Victoria Street.



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.



*Specialists in Bespoke Properties*

- Chain Free
- Close To City Centre
- Garage
- Patio Area
- Two Bedrooms
- Close To Station
- Bike Store

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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	