

## All The Ingredients Needed For A Fabulous Lifestyle

Set within this select development, this superb, three bedroom, penthouse apartment is ideally located for the mainline railway station and the excellent shopping & leisure facilities of the city centre. Whether you will be entertaining on your large private roof terrace and taking in the panoramic vistas, or enjoying the spacious light filled spaces inside, this apartment is designed to provide a unique living experience and offer maximum comfort and space. As you step inside the apartment a contemporary interior with high quality fixtures & fittings are clearly evident. A stunning, spacious living/kitchen/dining room is the heart of the home and the base from which to move easily from indoors to out, onto the balconies. The kitchen area is fitted with modern units, integrated appliances, and a breakfast island complemented by contrasting work top surfaces. The principle bedroom enjoys the facilities of an ensuite and fitted wardrobes. The two additional bedrooms are served by the stylish family bathroom. Access to the top floor private roof terrace is via a staircase to the side of the kitchen area. Underground allocated parking for two cars complements this property perfectly.

## GABRIEL SQUARE

ST. ALBANS  
ALI 3AS





Cassidy&Tate

## Specialists in Bespoke Properties

- Outstanding Gabriel Square Site
- Three Double Bedrooms
- Large Private Rooftop Terrace
- Walking To Station & City
- Penthouse Apartment Site
- Two Luxury En-Suites
- Two Underground Parking Bays
- Chain Free

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	

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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

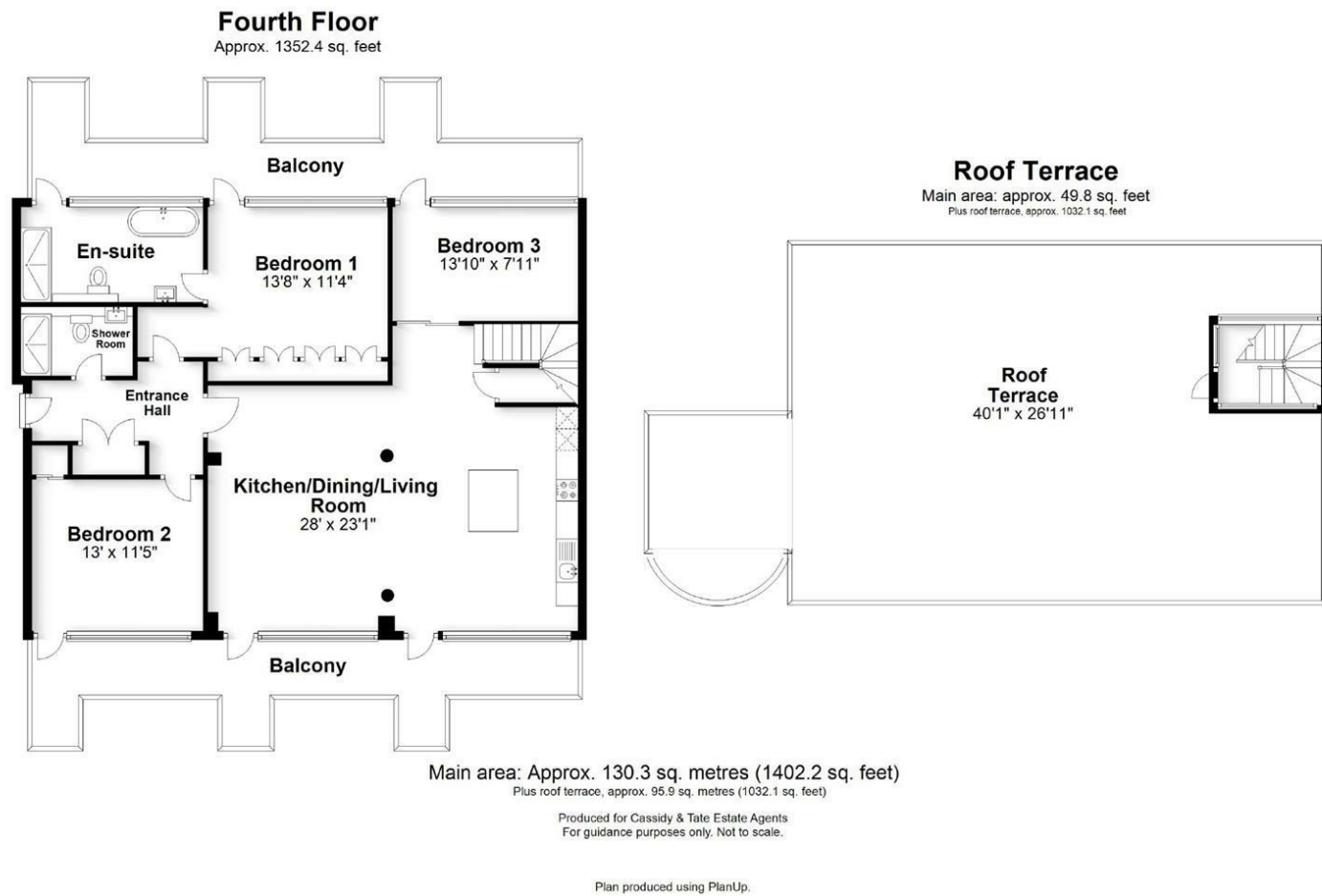


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Award Winning Agency