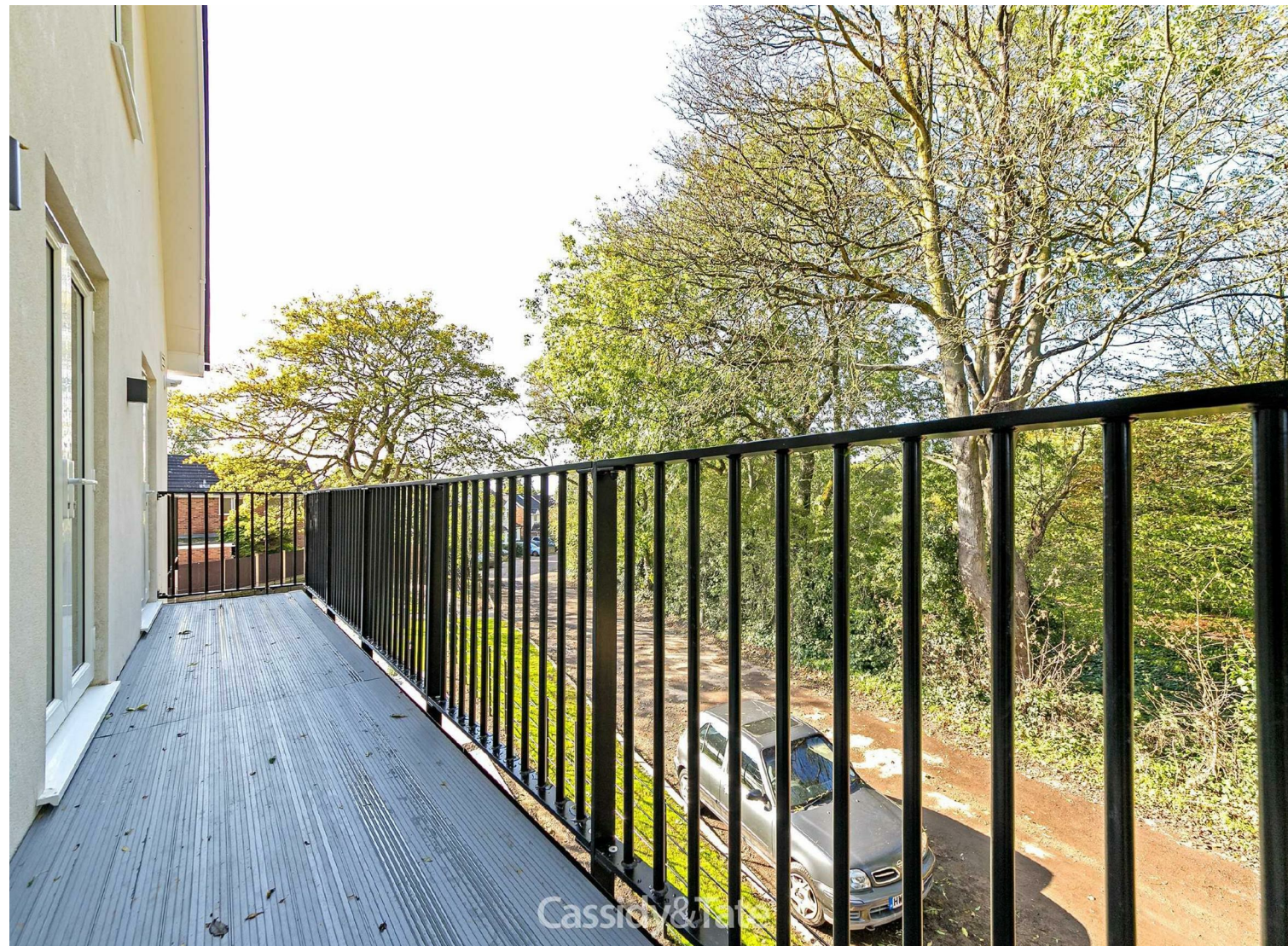


St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



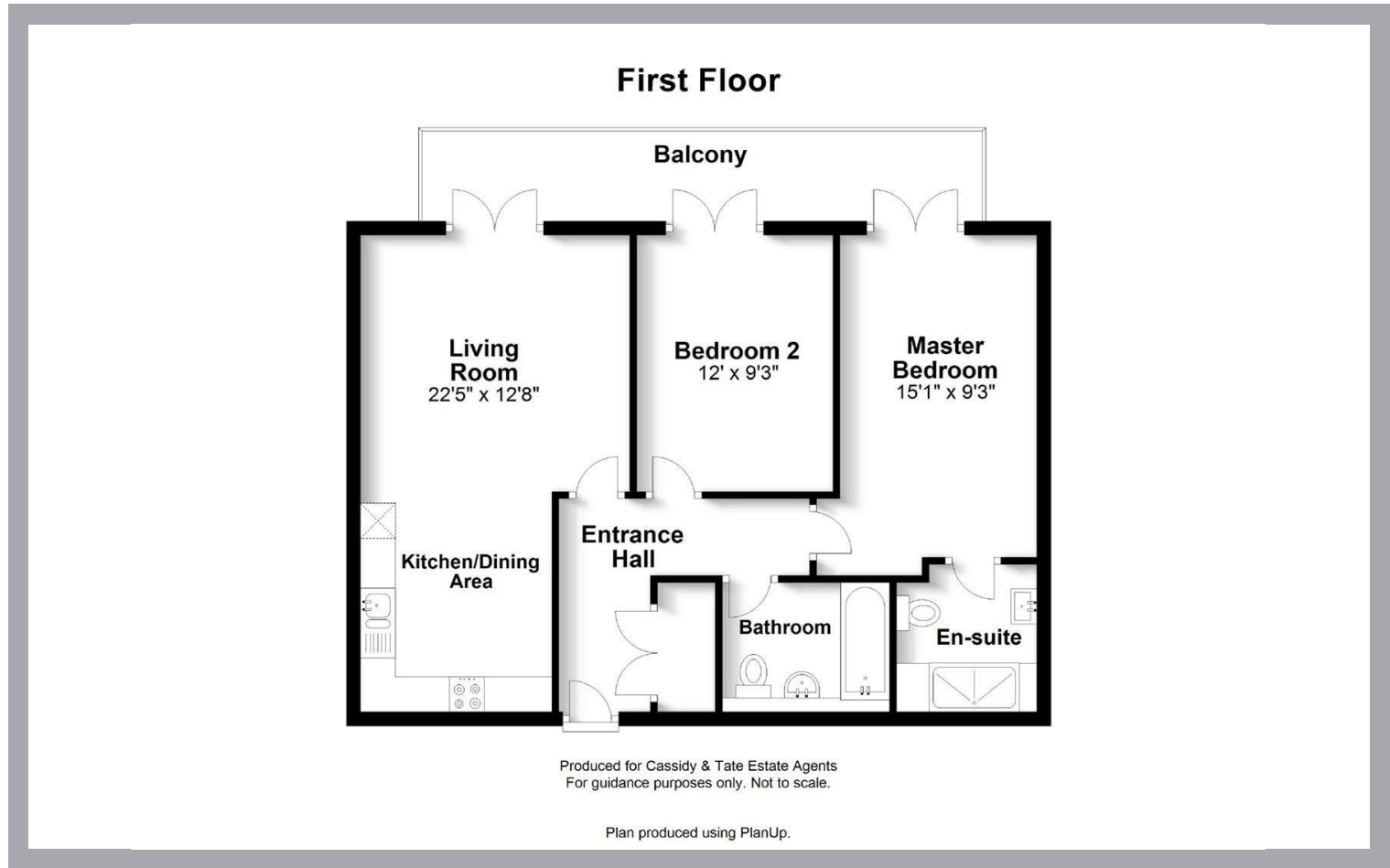
[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

THE LIMES  
ST. ALBANS  
ALI 4AT

Price Guide £475,000

EPC Rating: C Council Tax Band: F





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

This lovely chain free property is situated in a privileged location unknown to many, with a feel of being in the countryside, but yet will offer a good lifestyle within easy reach. They will appeal to the busy professional and commuter who are looking for city centre living- good restaurants, plenty of places to socialise and easy access to the two stations, linking St. Albans to London in approximately 30 minutes. The apartment has been tastefully designed with space and style in mind. Quality fixtures and fittings such as underfloor heating, branded appliances, lifts to all floors, communal private garden and allocated parking spaces all add a touch of luxury. Every element of Provence House has been carefully considered to be as functional as it is uniquely stylish. The Limes is positioned in a tucked away location, just off Sandridge Road and adjacent to the lovely open spaces of Bernards Heath, a unique green space, surrounded by history. St. Albans is a historic market town and is now a dormitory city within the London commuter belt. An ideal neighbourhood for professionals and commuters working in central areas of London and its suburbs, who want to escape the busyness and are looking for greenery, and a country pub within a short stroll.



## Specialists in Bespoke Properties

- CHAIN FREE
- Two Bathrooms
- High Spec Apartment
- Lift To All Floors
- Walking To City & Station
- Two Double Bedrooms
- Allocated Parking
- Balcony

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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	

Free Online Valuation

