

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

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
&Tate  
Your Local Experts



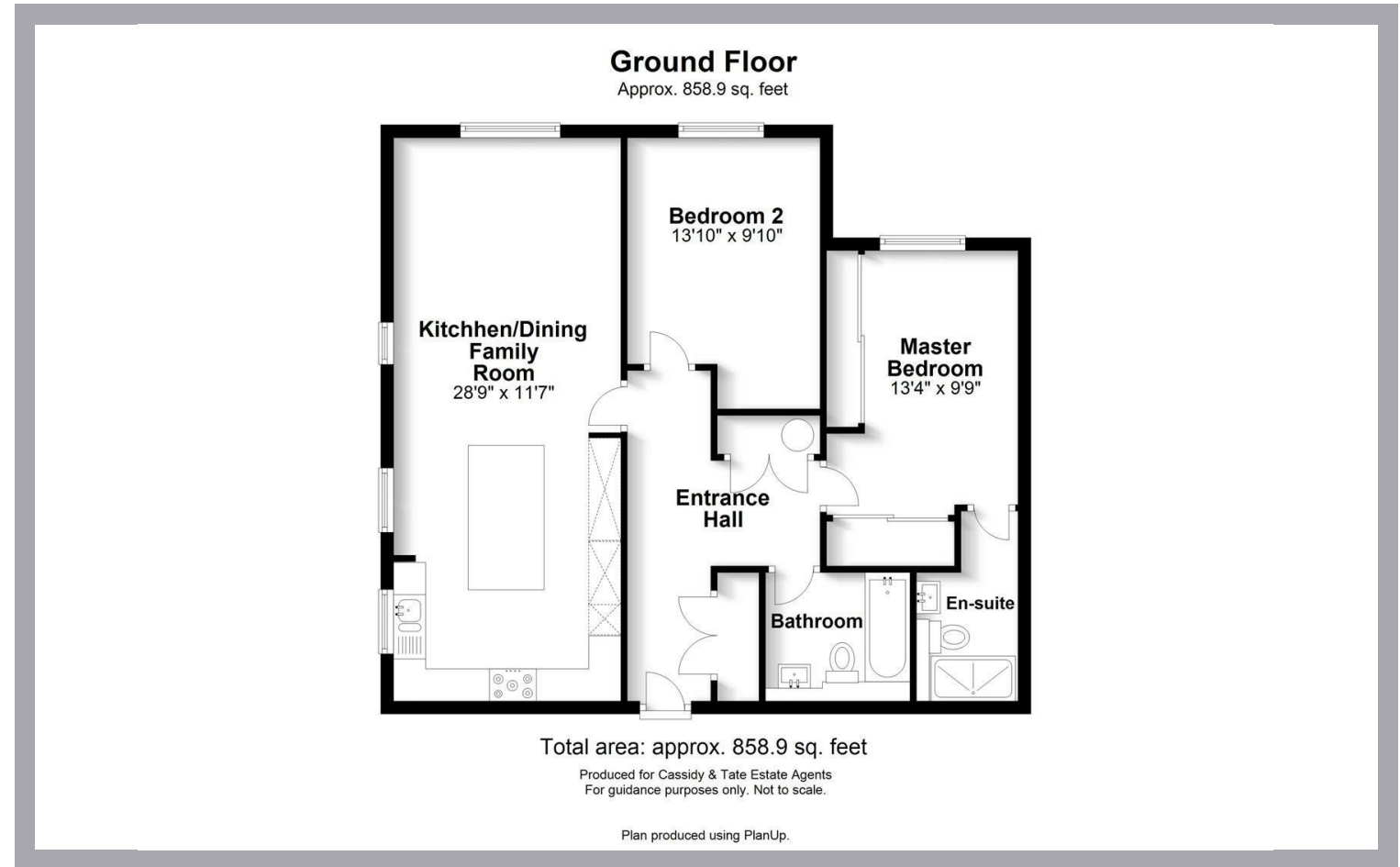
Award Winning Agency

LONDON ROAD  
ST. ALBANS  
ALI ILT



# All The Ingredients Needed For A Fabulous Lifestyle

A fabulous two bedroom ground floor apartment situated in a tastefully designed and prestigious development, conveniently located within ease of St. Albans city centre and the mainline railway station. A modern feel is clearly evident as you step inside this property with an interior that is elegant and stylish, and accommodation boasting spacious and bright living spaces complete with luxury fittings. Features include a superb 28ft open plan kitchen/dining/family room, offering the greatest of comfort whilst relaxing or entertaining. A master bedroom complete with a modern en-suite, an additional double bedroom and a stylish family bathroom. Outside the property is further enhanced by attractive communal gardens and has one allocated parking space. Lansdowne Place is situated just off London Road, and would make a suitable home for a professional, commuter or a small family.



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

- Luxury Inside & Outside
- Bathroom & En-Suite
- Kitchen/Breakfast/Living Room
- Allocated Parking
- Two Double Bedrooms
- Fully Refurbished Throughout
- Communal Gardens
- Chain Free

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	<b>72</b>	<b>71</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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	<b>73</b>	<b>73</b>
EU Directive 2002/91/EC		