

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

HATFIELD ROAD
ST. ALBANS
AL1 3GH



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

CHAIN FREE - Cassidy & Tate are pleased to offer for sale a luxury one double bedroom apartment situated a stroll away from the mainline railway station and very close to the excellent shopping and leisure facilities of the City Centre itself. The apartment is part of an exclusive and popular development which includes the use of the residents gym, communal gardens, and secure underground parking. Internally the property is presented in a lovely modern and tasteful decor with ample sized living accommodation to include an entrance hall, an open living/dining room which is also open to the kitchen area, a 15ft bedroom and a stylish family sized bathroom. Scholars Court will make the ideal first time home or investment. Its prime location is an appealing convenience for the busy professional's busy lifestyle. St. Albans is a vibrant city with its twice weekly market, cosmopolitan bars and many eateries. The mainline railway station links St. Albans to London St. Pancras in just under 30 minutes.



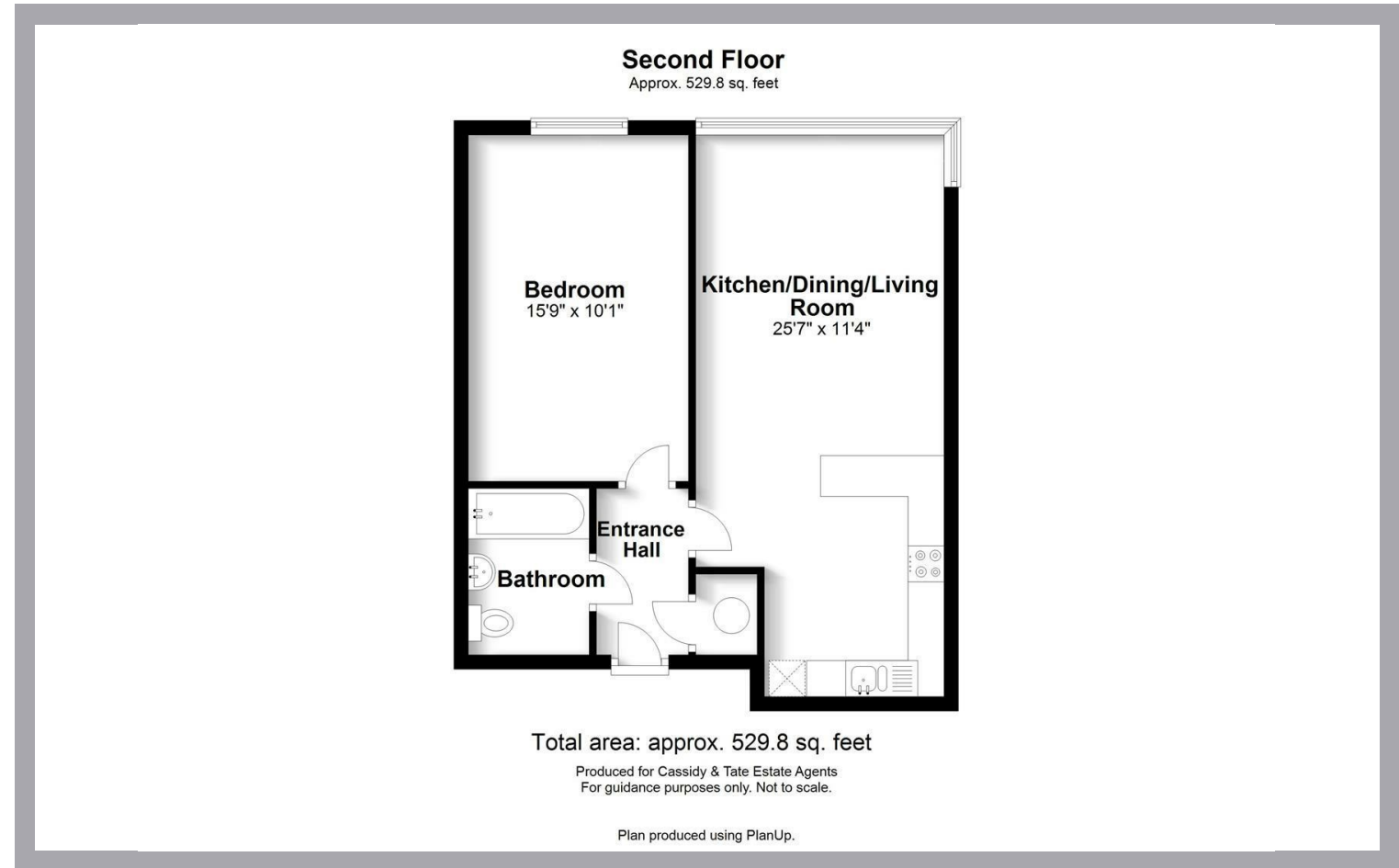
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property.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



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Specialists in Bespoke Properties

- Chain Free
- Juliet Balcony
- Close To City Centre
- Double Bedroom
- Underground Parking
- Close To City Station
- Residents Gym
- Second Floor Apartment

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		
England & Wales	85	85
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	86	85
EU Directive 2002/91/EC		