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Cassidy  
&Tate  
Your Local Experts

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Award Winning Agency

ALMA ROAD  
HERTFORDSHIRE  
AL1 3AR



## All The Ingredients Needed For A Fabulous Lifestyle

A contemporary design, premium inclusions and a hint of charm, this luxury apartment presents a relaxed, easy care lifestyle of convenience. Just a stone's throw away from the mainline railway station, excellent local shops and leisure facilities, it offers an outstanding opportunity for busy professionals and investors alike. A ground floor, spacious apartment comprising of a communal entrance hall, entrance hall, living/dining room, fitted kitchen, one double bedroom, and a shower room. Style and elegance is in abundance in this beautifully presented home. 'Calacutta' marble effect tiles start from the entrance hall, flow and continue into the living/dining room and into the kitchen. The kitchen is fitted with a modern range of wall and base mounted units complemented by quartz worktop surfaces and integrated appliances. The living/dining room is a comfortable and airy room with high ceilings, feature ceiling roses, feature coving and a beautiful 'Carrara' marble fireplace surrounded with inset distressed mirrored glass. The trendy shower room is fitted with a modern white suite and is complemented by floor to ceiling 'Calacutta' marble effect tiles, and contrasting fixtures and fittings. Alma Road is a sought after address not only for the short walk to the mainline railway with its fast trains into London in just under 30 minutes but also for the extensive shopping and leisure facilities of the city centre which are within walking distance.



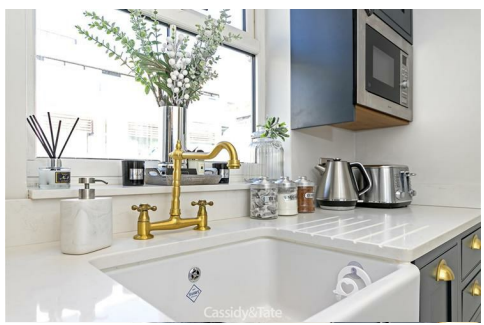
Total area: approx. 538.8 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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.

# Perfect Fusion of Location And Way of Living



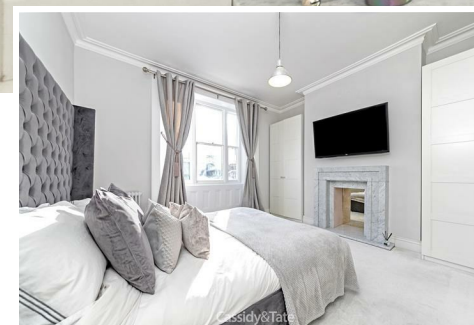
## Why Cassidy & Tate

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



## Specialists in Bespoke Properties

- Chain Free
- Period Property
- Walking Distance To Shops
- Ground Floor Apartment
- Fully Renovated
- Close To City Station
- Double Bedroom
- Entry Phone

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>	EU Directive 2002/91/EC	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>	EU Directive 2002/91/EC	EU Directive 2002/91/EC

