



## ALBION ROAD

ST. ALBANS  
AL1 5DZ

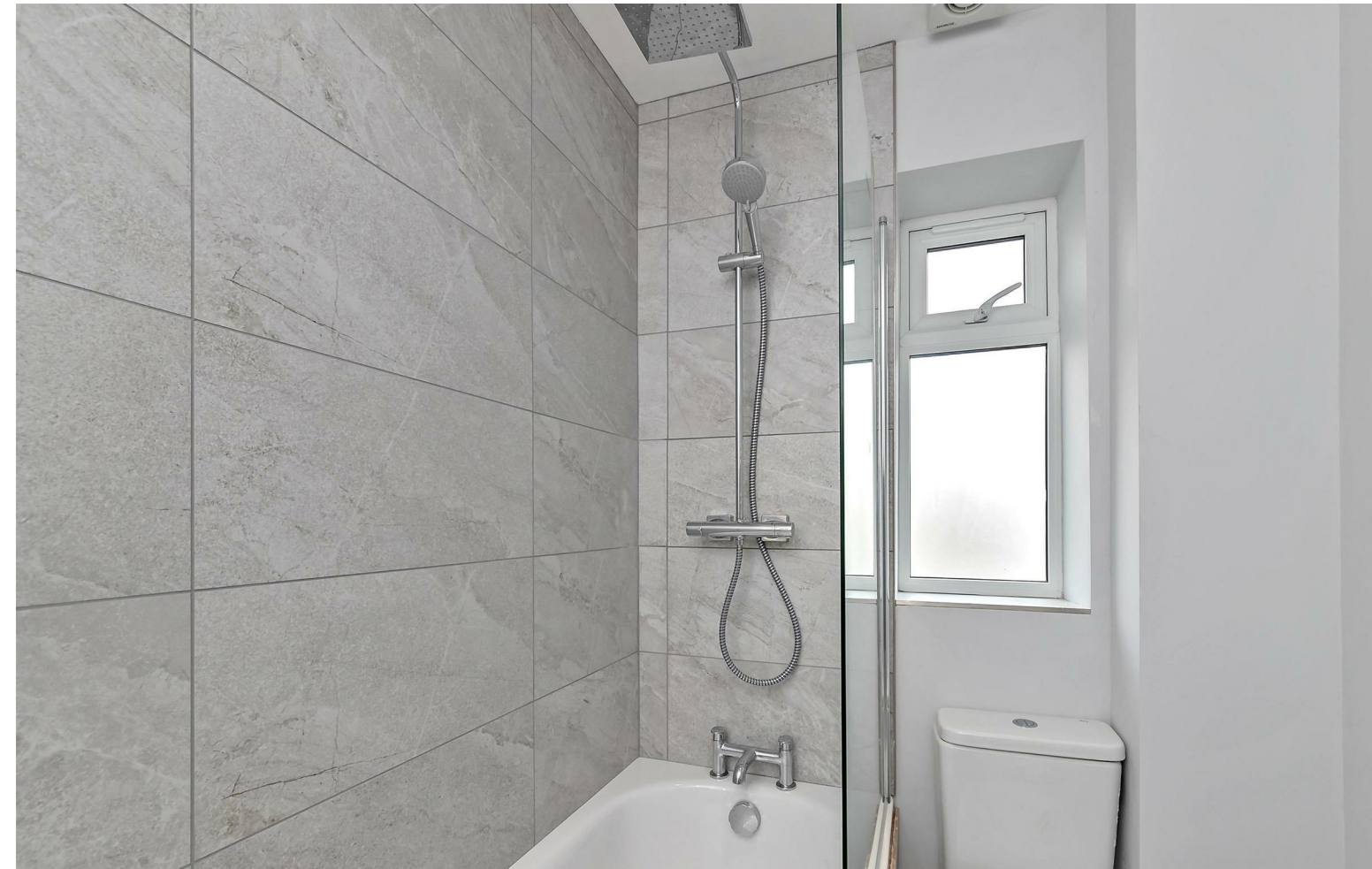
Price Guide £575,000



## All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Albion Road, St. Albans - a charming location that could be the perfect setting for your new home! These delightful semi-detached houses are new build properties, offering a modern and fresh living space for you to enjoy. As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's plenty of space for a small family, guests, or even a home office. The properties boasts sleek bathrooms, adding a touch of luxury to your daily routine. Bosch integrated appliances to include dishwasher, washer dryer, fridge freezer, induction hob and oven. Under floor heating throughout downstairs plus carpet to be fitted to stairs and first floor of your choice of colour. Built in 2024, these brand new homes comes with a 10-year warranty, providing you with peace of mind and assurance in the quality of your new homes. Spanning 665 sq ft, these houses offers a comfortable living space that is both practical and stylish. Conveniently located within walking distance to the town and station, you'll have easy access to all the amenities and transport links you could need. Additionally, one of the properties features off-street parking for two cars, ensuring that you never have to worry about finding a space for your vehicle. Don't miss out on the opportunity to make this wonderful property your own. Contact us today to arrange a viewing and take the first step towards your new life in this beautiful home on Albion Road!





*Specialists in  
Bespoke Properties*

- Brand New Homes
- 10 Year Warranty
- Solar Panels
- Walking To Station
- Bosch Appliances
- Parking & EV Charger
- Landscaped Gardens
- Underfloor Heating

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>		
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





# 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

# PERPETUA

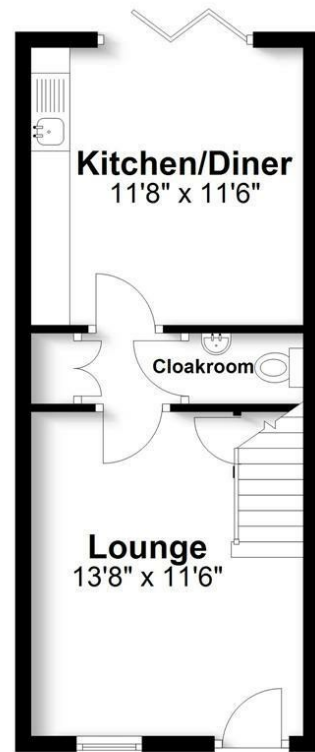
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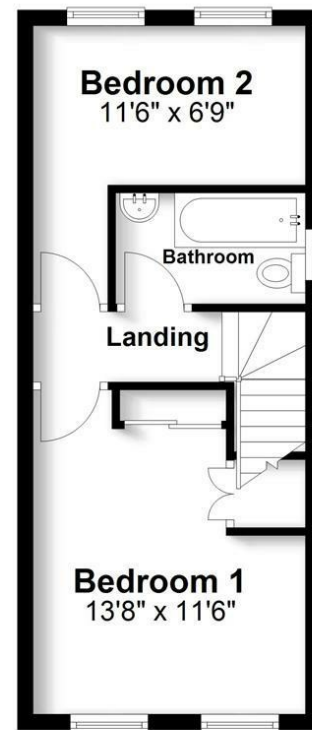
### Ground Floor

Approx. 333.0 sq. feet



### First Floor

Approx. 333.0 sq. feet



Total area: approx. 665.9 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.



# J. MURPHY

S T . A L B A N S

Award Winning Agency

