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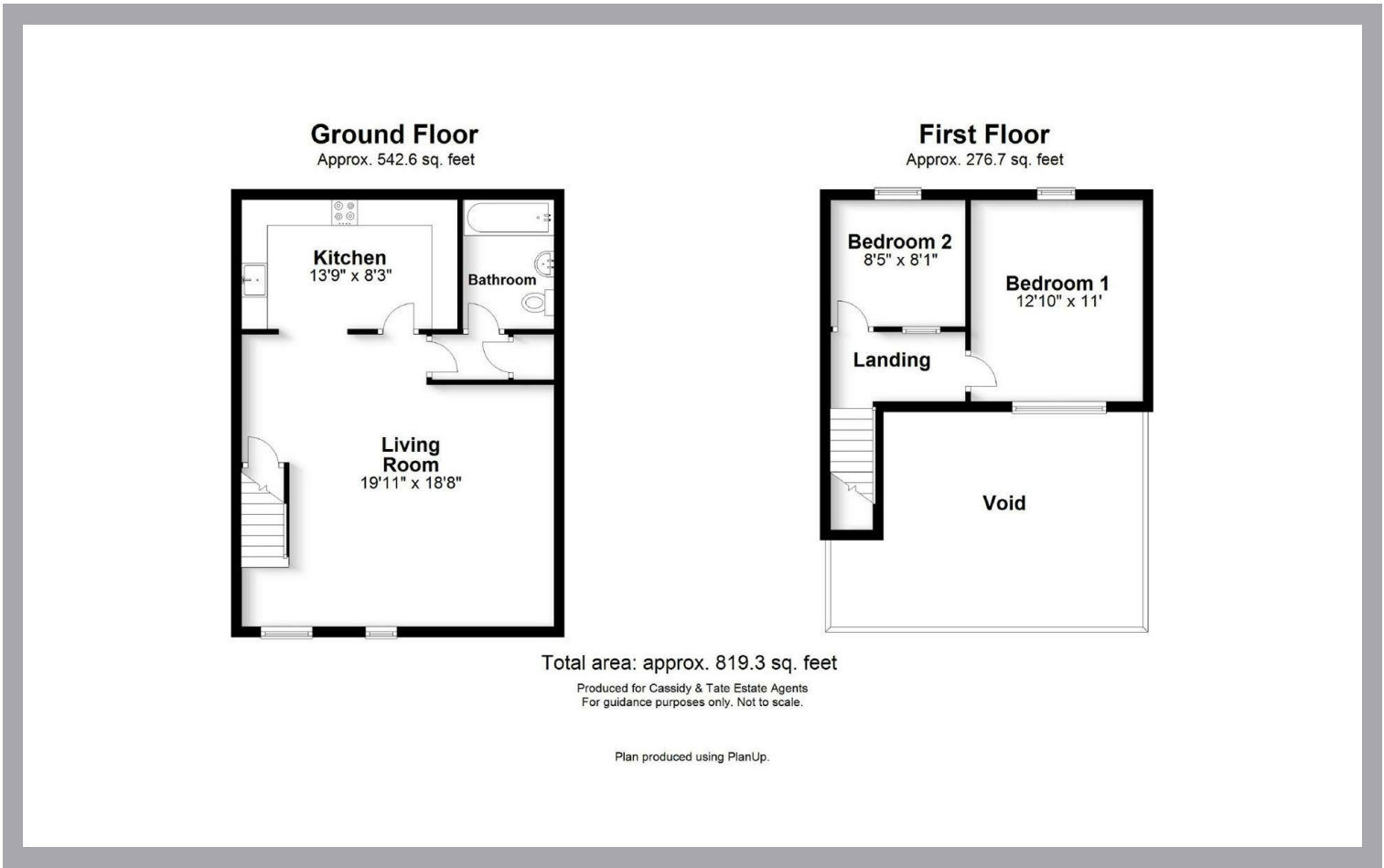
WATSONS WALK
ST. ALBANS
AL1 1PD

Guide Price £495,000



All The Ingredients Needed For A Fabulous Lifestyle

Location is a key factor when considering this spacious two bedroom Art Deco property, converted from a 1920's hat factory, close to the vibrant city centre and the mainline railway station linking St. Albans to London, St Pancras. On the ground floor is a large open plan living room with vaulted ceilings leading to a modern fitted kitchen and ground floor bathroom suite. On the first floor are two bedrooms with a feature gallery landing. The properties are served by a generous sized communal garden. Watsons Walk is classed as a conservation area which always proves to be popular with professionals. St. Albans city centre with its twice weekly bustling market, shopping and leisure facilities plus many cosmopolitan bars are just a stroll away.



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

- Close To Station
- Communal Garden
- Period Property
- Art Deco Building
- Freehold
- Two Bedrooms
- Gallery Landing
- 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	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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	59	57
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	