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LONDON ROAD  
ST ALBANS  
AL1 1JQ

Price Guide £215,000

EPC Rating: C Council Tax Band: B



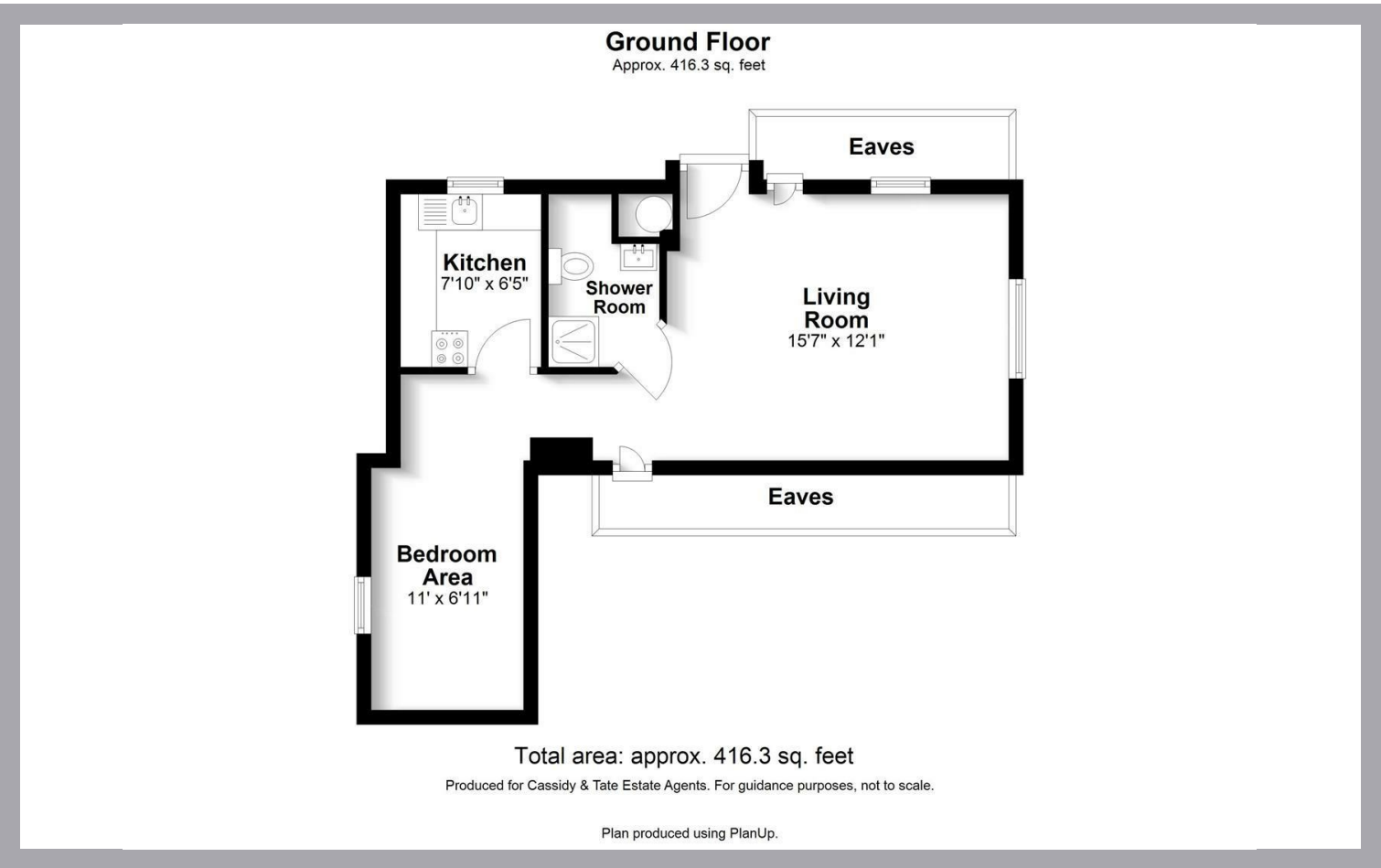


# All The Ingredients Needed For A Fabulous Lifestyle

Nestled on London Road in the charming city of St Albans, this delightful first-floor studio apartment presents an excellent opportunity for both first-time buyers and savvy investors. With its prime location, residents will enjoy the convenience of being within walking distance to the bustling St Albans centre and the local train station, making commuting and leisure activities effortlessly accessible.

The studio is in good overall condition, providing a comfortable and inviting space for modern living. Its layout is thoughtfully designed to maximise the use of space, ensuring that every corner is functional and welcoming. There is a sitting room, separate kitchen, bedroom area and shower room. The property also benefits from the added advantage of parking, a rare find in such a central location, making it ideal for those who own a vehicle.

This studio apartment is not just a home; it is a gateway to the vibrant lifestyle that St Albans has to offer. With its rich history, beautiful parks, and a variety of shops and restaurants, this area is perfect for those who appreciate both convenience and community. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this studio on London Road is certainly worth considering.



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

- First Floor Apartment
- Seperate Kitchen
- Shower Room
- Service Charge £2,561.55
- Living Room
- Bedroom Area
- Parking & Walk of Station
- EPC Band C

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	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		
England & Wales	EU Directive 2002/91/EC	