

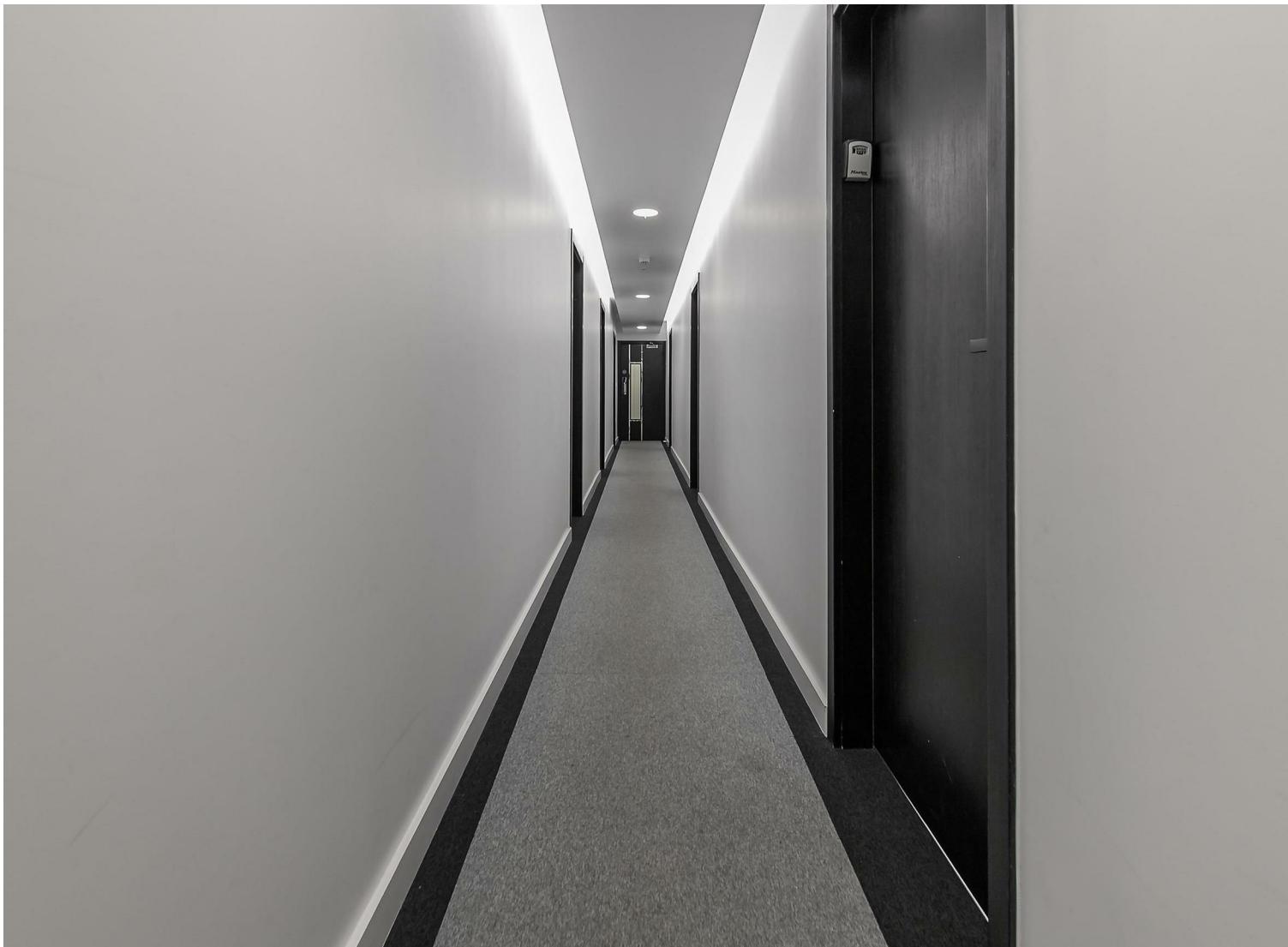
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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency

EVERARD CLOSE
ST. ALBANS
AL1 2BZ



All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented ground floor apartment which is set in a popular development only a short distance from St Albans vibrant City Centre with its fantastic transport links and leisure facilities. You also have Verulamium lakes just down the road with lovely walks, stepped in history. You start in a grand communal entrance hall with lift and stairs to all floors. Once in the apartment there is a good size hallway which leads to a stunning kitchen/dining/living area.

The bedroom area is partially separated from the main living space and there is a modern shower room. Externally you have the added benefit of allocated underground parking.



Ground Floor
Approx. 414.0 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.



*Specialists in
Bespoke Properties*

- Under Ground Gated Parking
- Ideal for Station
- Kitchen / Diner / Lounge
- Modern Throughout
- Close To Central St Albans
- Seperate Bedroom
- Lifts To Underground Parking
- 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		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	