



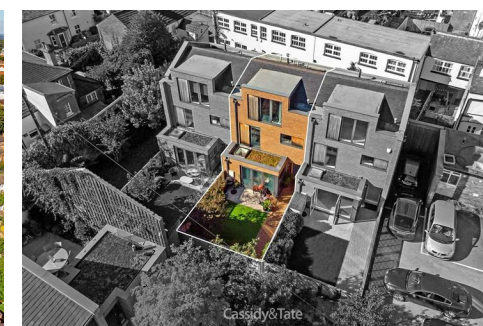
## All The Ingredients Needed For A Fabulous Lifestyle

A stunning, contemporary three bedroom mid-terrace townhouse, nestled within an exclusive development which is ideally located between St Albans High Street and the mainline train station. The city centre bustles with a host of individual eateries with fine dining, great independent local pubs together with boutique shops and Verulamium Park with its stunning lake. The property has been beautifully designed and incorporates a high quality finish throughout. Comprising internally: Entrance hall with smart security system, downstairs w/c, stylish open plan living room/kitchen with integrated appliances and doors that open onto the low maintenance garden. The first floor offers two well proportioned bedrooms and a modern family bathroom, whilst the second floor provides an impressive principal bedroom with built in wardrobes, additional storage areas, large windows and an immaculate en-suite shower room. With its own front garden the property is further benefitted by attractive communal gardens and having an allocated parking space.

VICTORIA STREET

ST. ALBANS

ALI 3TG



Guide Price £835,000

St Albans Office  
 10 High Street, St Albans  
 Herts AL3 4EL  
 01727 228428  
 stalbans@cassidyandtate.co.uk

Marshalswick Office  
 59 The Quadrant, St Albans,  
 Herts AL4 9RD  
 01727 832383  
 marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
 39 High Street, Wheathampstead,  
 Herts AL4 8BB  
 01582 831200  
 wheathampstead@cassidyandtate.co.uk

Knightsbridge Office  
 45 Pont Street, Knightsbridge  
 London SW1X 0BD  
 020 7629 9966  
 26@theknightsbridgeoffice.co.uk



Total area: approx. 1207.2 sq. feet

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

Plan produced using PlanUp.



## Specialists in Bespoke Properties

- Close To City Station
- Three Bedrooms
- Open-Plan
- High Specifications
- Allocated Parking
- En-Suite
- Close To Shops
- Contemporary Development

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	

# Award Winning Agency