



SOPWELL LANE

ST. ALBANS

ALI IRP

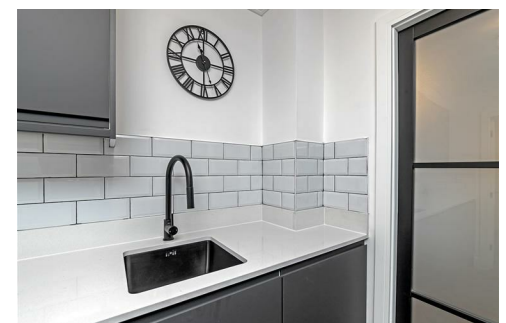
Guide Price £315,000

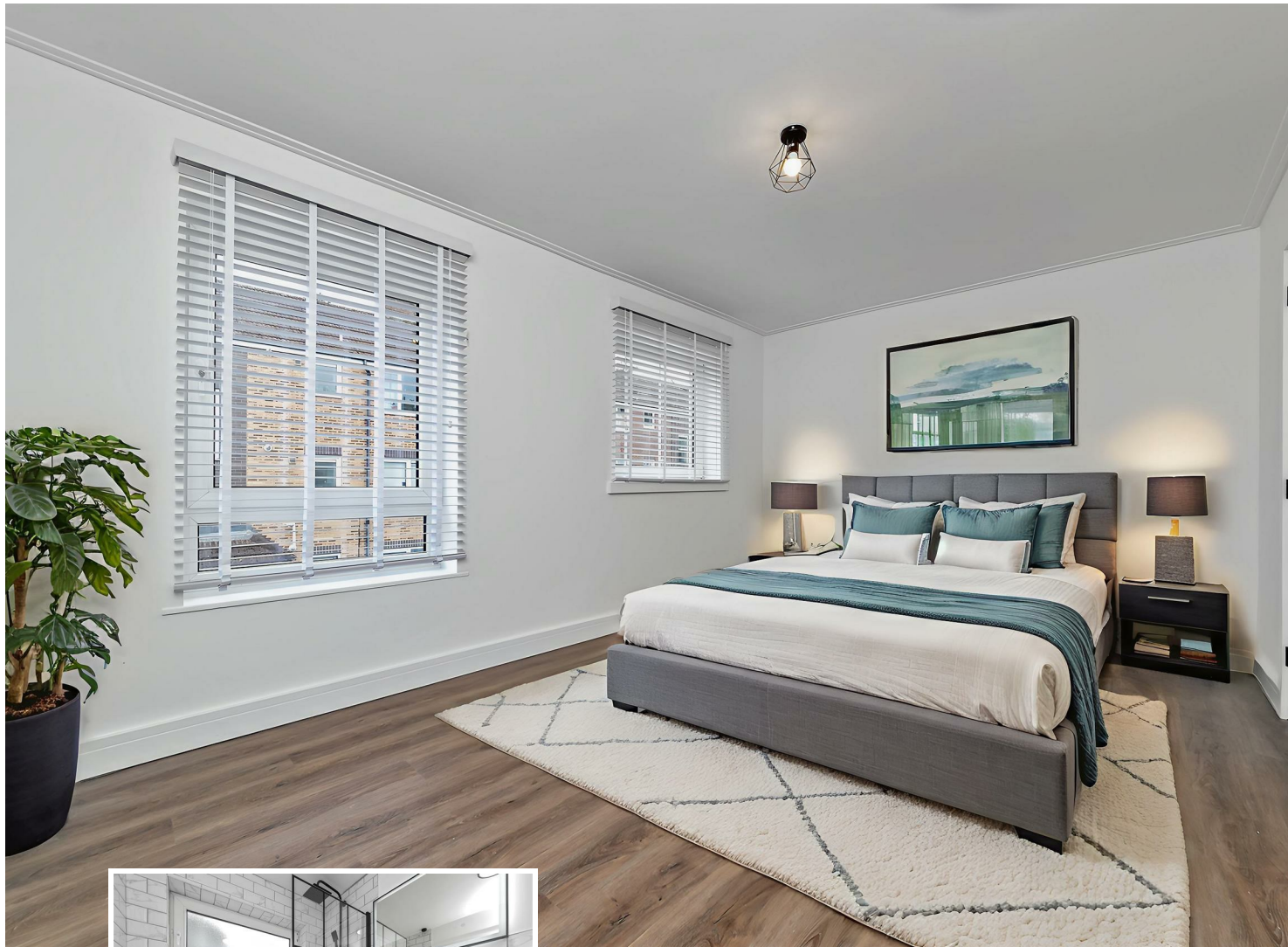
EPC Rating: C Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

Tucked away off Sopwell Lane, St. Albans, this charming purpose-built flat offers a perfect blend of modern living and convenience. Having undergone a full renovation, the property is presented in immaculate condition, making it an ideal choice for first-time buyers or those seeking a low-maintenance lifestyle. The flat features a welcoming reception room that provides a comfortable space for relaxation and entertaining. The well-appointed bedroom offers a peaceful retreat, while the contemporary bathroom is designed with both style and functionality in mind. One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase process. Additionally, the flat boasts its own front door, providing a sense of privacy and independence. With very low service charges and ground rent, this property is not only affordable but also offers excellent value for money. Conveniently located, the flat is just a short distance from St. Albans City Station, making it perfect for commuters. The vibrant city centre, with its array of shops, restaurants, and amenities, is also within easy reach, ensuring that everything you need is right on your doorstep. Furthermore, the property benefits from residence parking, adding to the convenience of urban living. This flat is a rare find in a sought-after location, and it presents an excellent opportunity for those looking to invest in a quality home in St. Albans.



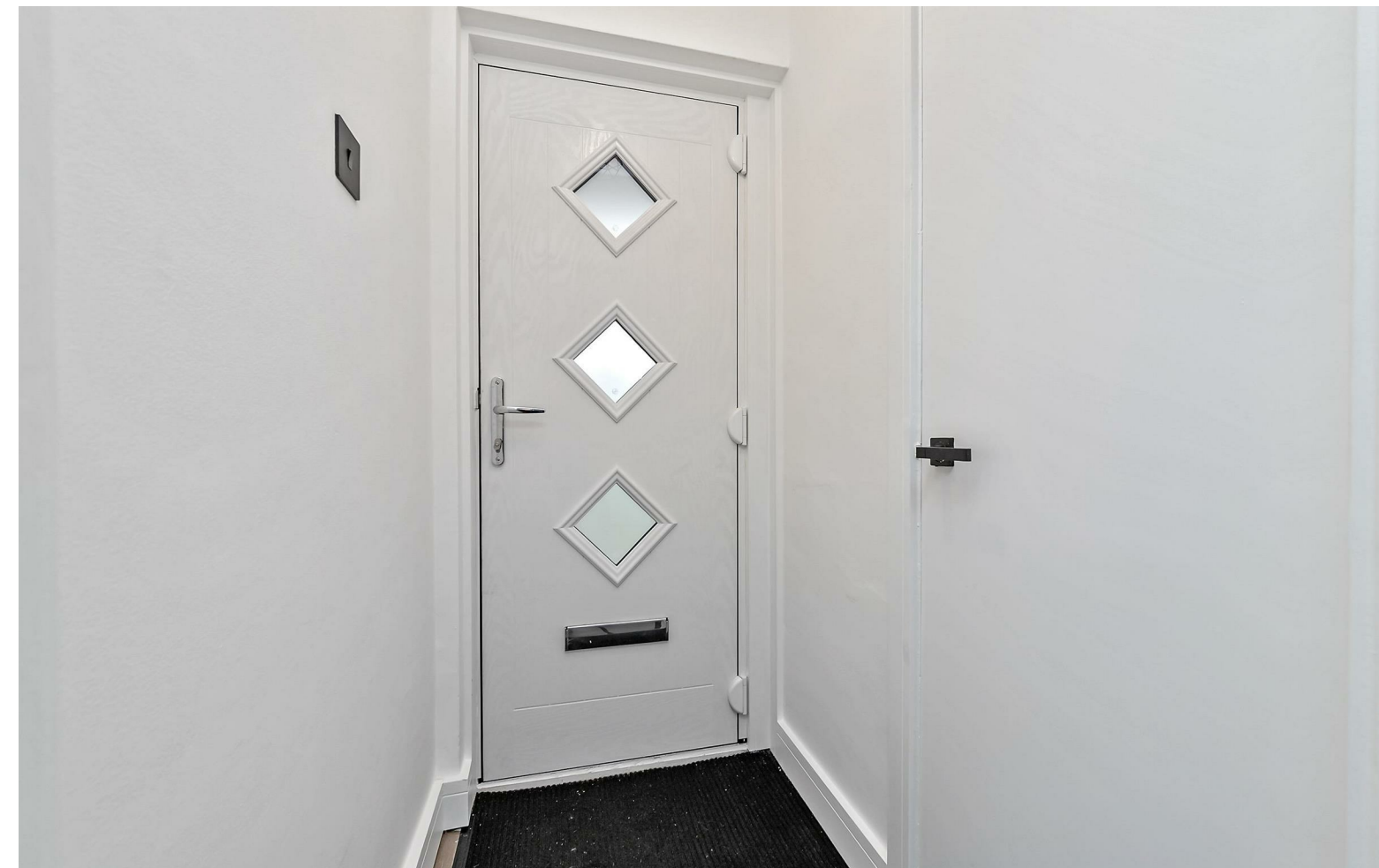


Specialists in Bespoke Properties

- Chain Free
- Service Charge £500 Annually
- Residence Parking
- Long Lease
- Fully Renovated
- Ground Rent £10 Annually
- Close To City Centre / City Station
- Rental Potential £1,400 PCM

Free Online Valuation

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	





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



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Ground Floor
Approx. 479.9 sq. feet



Total area: approx. 479.9 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Plan produced using PlanUp.

Award Winning Agency



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.