



All The Ingredients Needed For A Fabulous Lifestyle

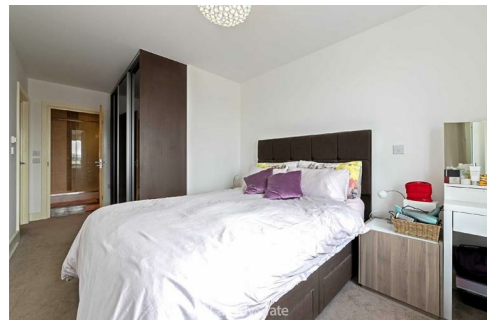
This luxury two double bedroom apartment is arranged on the 5th floor of the tastefully designed and prestigious centre piece building in an award winning development in one of St. Albans most prized locations. The interior of this property boasts a stylish and elegant ambience together with open plan and versatile living spaces that gives views over the ST Albans cityscape and further over Hertfordshire. The current owner has further improved on the original high internal specifications to make the apartment even more appealing. The living accommodation is bright and spacious and comprises of an open plan living area which incorporates the kitchen and dining areas. Two balconies allows for the beautiful views and natural sunlight to enter into the open plan living spaces. The master bedroom is served by a trendy en-suite whilst a further family bathroom serves the second bedroom. The apartment further features a lift giving access to all floors, an allocated secure underground parking space and a long lease. The property is conveniently located for ease of access to both the vibrant city centre and the mainline railway station.

OPUS HOUSE

ST ALBANS
ALI 3DB

Guide Price £504,700





Specialists in Bespoke Properties

- Close To Station
- Private Balcony's
- Underground Parking
- Master En-Suite
- Two Double Bedrooms
- Lift To All Floors
- Open Plan Living
- Scenic Views

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	1	1
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	1	1
Not environmentally friendly - higher CO ₂ emissions		
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Cassidy&Tate

Perfect Fusion of Location And Way of Living

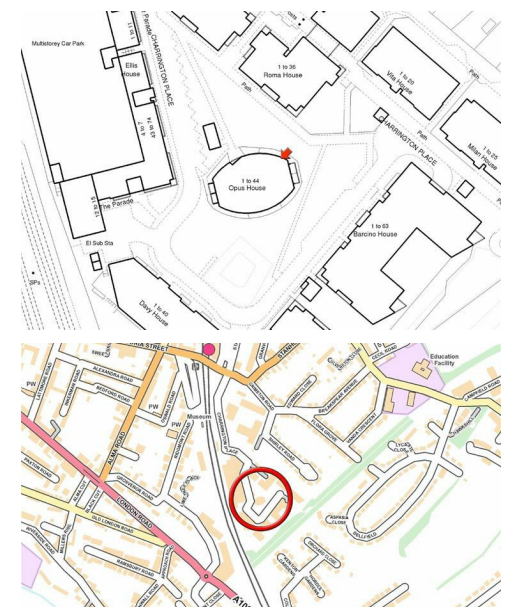
Why Cassidy & Tate

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.

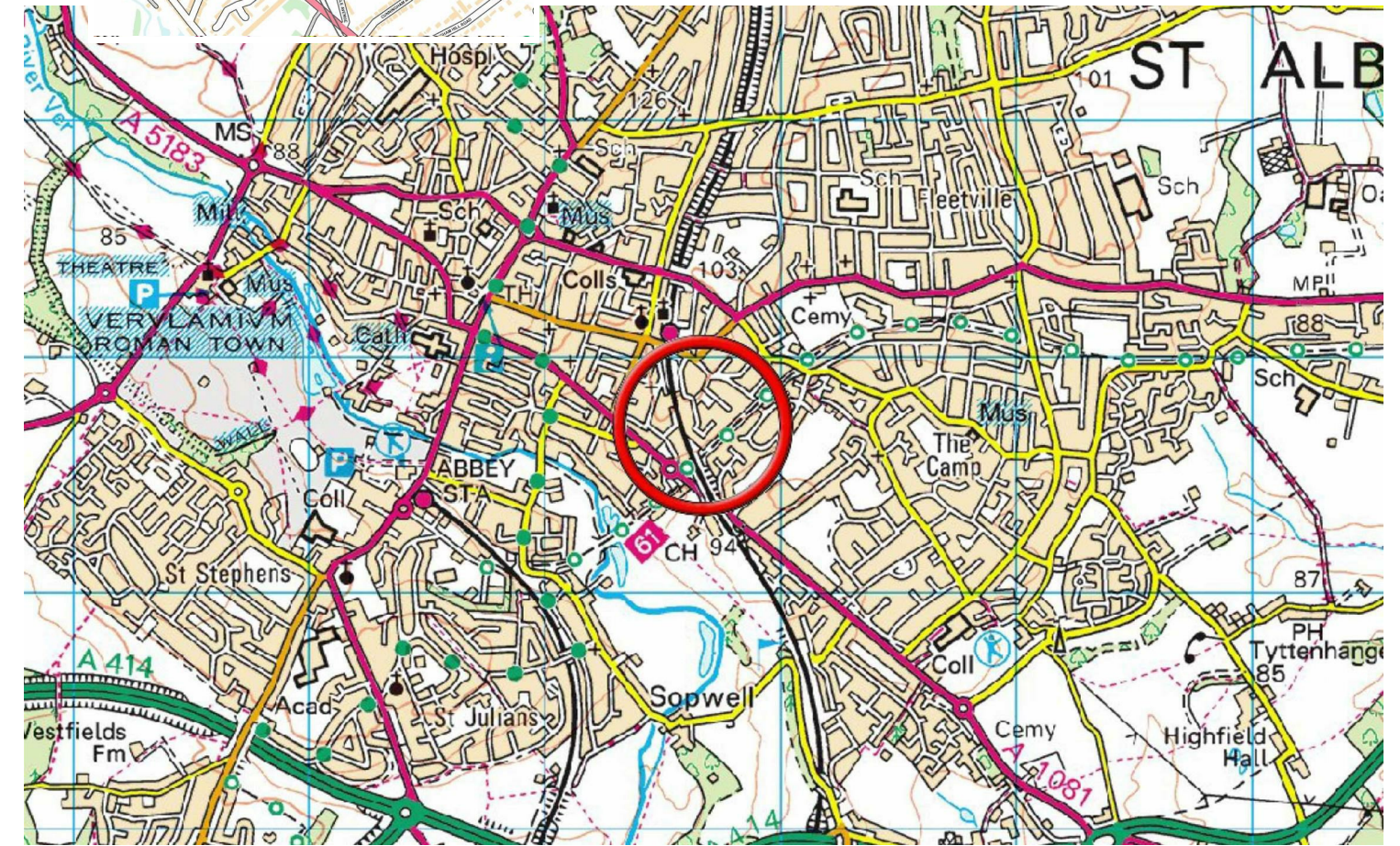
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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



Cassidy&Tate





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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.