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Cassidy
&Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



FOLLY AVENUE
ST. ALBANS
AL3 5QE

Guide Price £280,000



All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented, one double bedroom, first floor apartment situated in a central and convenient position. This lovely apartment will attract the astute investor buyer, the commuter or the professional person looking for a city lifestyle where good restaurants, plenty of places to socialise and easy access to the two stations, linking St. Albans to London in approximately 30 minutes, are aplenty. Accommodation is deceptively spacious and features a communal hallway, stairs rising to first floor, entrance hallway, living room, fitted kitchen, bathroom and a double bedroom. Further benefits include sash style double glazed windows, gas central heating, one allocated parking space and a communal patio area for exclusive use of the residents. The apartment is well presented and enjoys a lovely decor which provides a bright and modern feel throughout. Folly Avenue is located within conservation area of St. Albans and within walking distance of the city centre itself. St. Albans is a historic market town and is now a dormitory city within the London commuter belt. An ideal neighbourhood for professionals and commuters working in central areas of London and its suburbs, who want to escape the busyness and are looking for greenery, and a country pub within a short stroll. *93 Year Lease Remaining*



Total area: approx. 397.8 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.

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



Specialists in Bespoke Properties

- Central Location
- Double Bedroom
- Close To Thameslink Station
- First Floor Apartment
- Allocated Parking Space
- Walking Distance To City
- 92 Year Lease
- Visitor Parking

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		63	72
		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		59	58
		EU Directive 2002/91/EC	

