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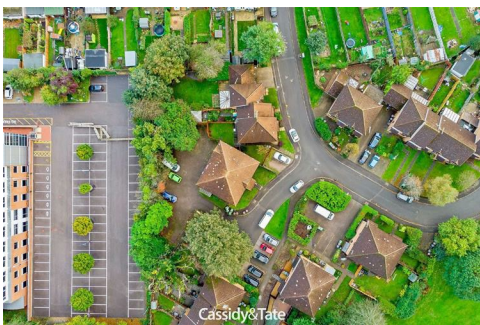
Award Winning Agency

MERCERS ROW
ST. ALBANS
AL1 2QT



All The Ingredients Needed For A Fabulous Lifestyle

Forming part of a modern development in a peaceful cul-de-sac location, is this second floor studio apartment. This property would make an ideal purchase for the astute investment or for a first time buyer who is looking for a city centre living. The apartment briefly comprises of an entrance hall, good sized open plan living/kitchen/bedroom and a shower room. The property enjoys a convenient location and is accessed from Wilshere Avenue, less than a mile from St Albans city centre. There are a good variety of local amenities including two supermarkets and the beautiful open spaces of Verulamium Park plus Westminster Lodge Leisure Centre all nearby. For the commuter travelling via train, The Abbey Flyer Station and City Stations with rail links to Watford and central London are both within walking distance, and for the vehicle driver the property is ideally located with easy access to both the M1 & M25.



Floor Plan



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

- Modern Development
- Chain Free
- Second Floor Apartment
- Close To Open Parklands
- Studio Apartment
- Walking To Station & City
- Cul- De-Sac Location
- Ideal Investment or for FTB

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		60	1
		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		1	1
		EU Directive 2002/91/EC	

