

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

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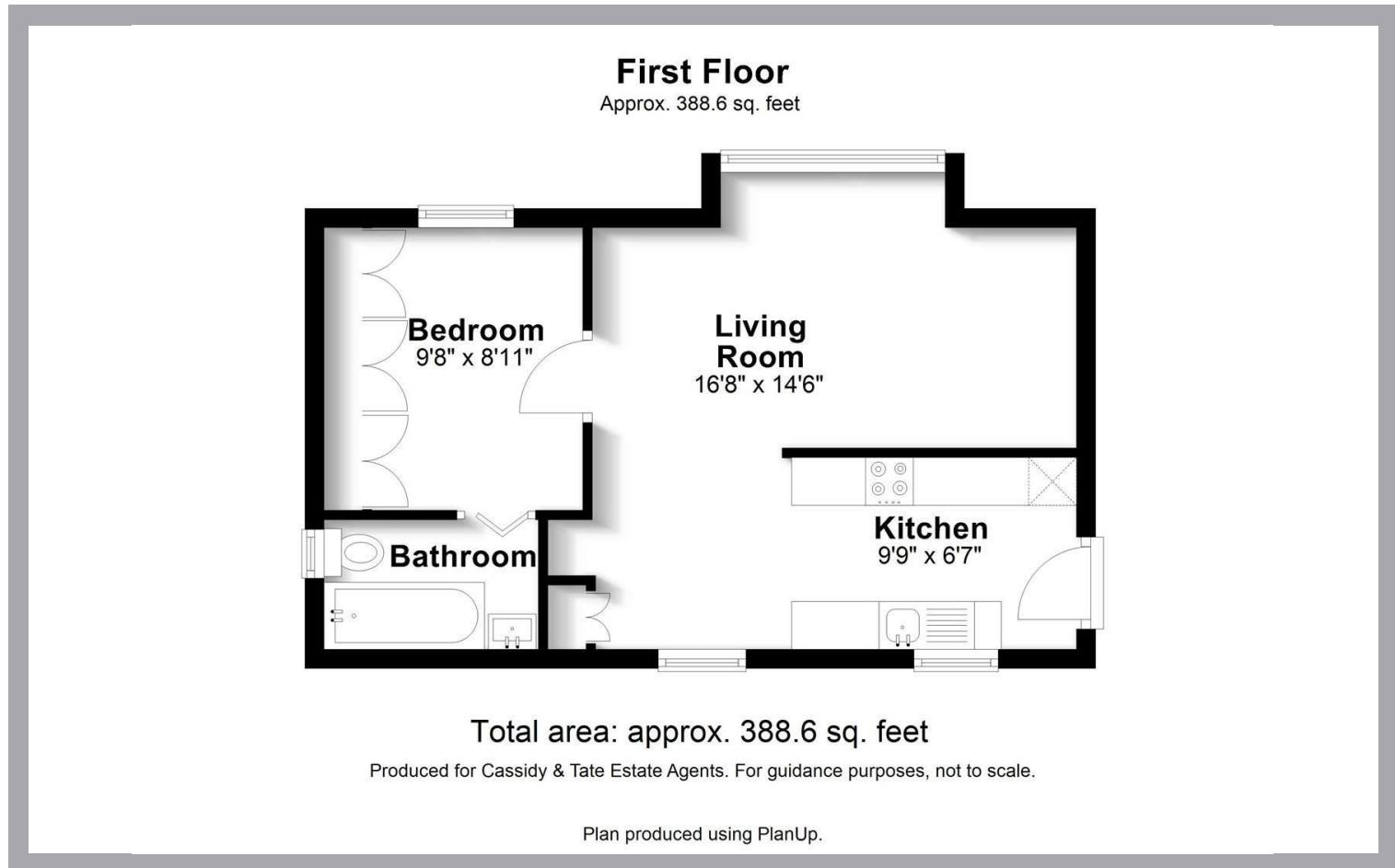
WYEDALE  
ST. ALBANS  
AL2 1TH

Guide Price £225,000



## All The Ingredients Needed For A Fabulous Lifestyle

Situated in a cul-de-sac location in a popular village is this well presented, top floor one bedroom flat. Open plan living accommodation comprises of a fitted kitchen area and living room. Further features include a stylish bathroom and a double bedroom. The kitchen is fitted with modern units, a built in oven with hob and stainless steel cooker hood over. The bathroom comprises of a white three piece suite complemented by wall tiling and chrome fittings. Further benefits to this property is the private and enclosed rear garden which is mainly laid to lawn. Wyedale is located in London Colney, a village situated north of London close to junction 22 of the M25 motorway. London Colney's High Street enjoys a supermarket incorporating a post office, eateries and hairdressers to name but a few. There is also a retail park which is home to a Marks and Spencers, Sainsbury's, Boots and clothing shops. The property would make a great purchase for a first time buyer or investor alike.



*Specialists in  
Bespoke Properties*

- Private Garden
- Share Of Freehold
- Large Loft Space
- Open-Plan
- En-Suite
- Close To Local Shops
- Chain Free
- External Storage Cupboards

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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		