Cassidy & Tate
Your Local Experts

All The **Ingredients** Needed For A
Fabulous Lifestyle

Cassidy and Tate are pleased to present this top floor penthouse apartment designed to meet the needs of today's discerning purchaser. Accommodation comprises of a spacious entrance hall, kitchen/diner, living room, study, two double bedrooms, en-suite and a family sized bathroom. The interior of this property boasts a stylish and elegant ambience with a tasteful decor throughout. The living room is a bright and spacious with dual aspect windows. The kitchen/diner is fitted with wall and base units complemented beautifully by white work top surfaces. Further features of the property is allocated parking, communal gardens and telephone entry system. Dawn Court is conveniently located for ease of access to both the vibrant shopping and leisure facilities of the city centre and a short walk to the mainline railway station linking St Albans to London in approximately 25 minutes. Highly acclaimed schools are located within close proximity, in addition to the popular Alban Way cycle route.
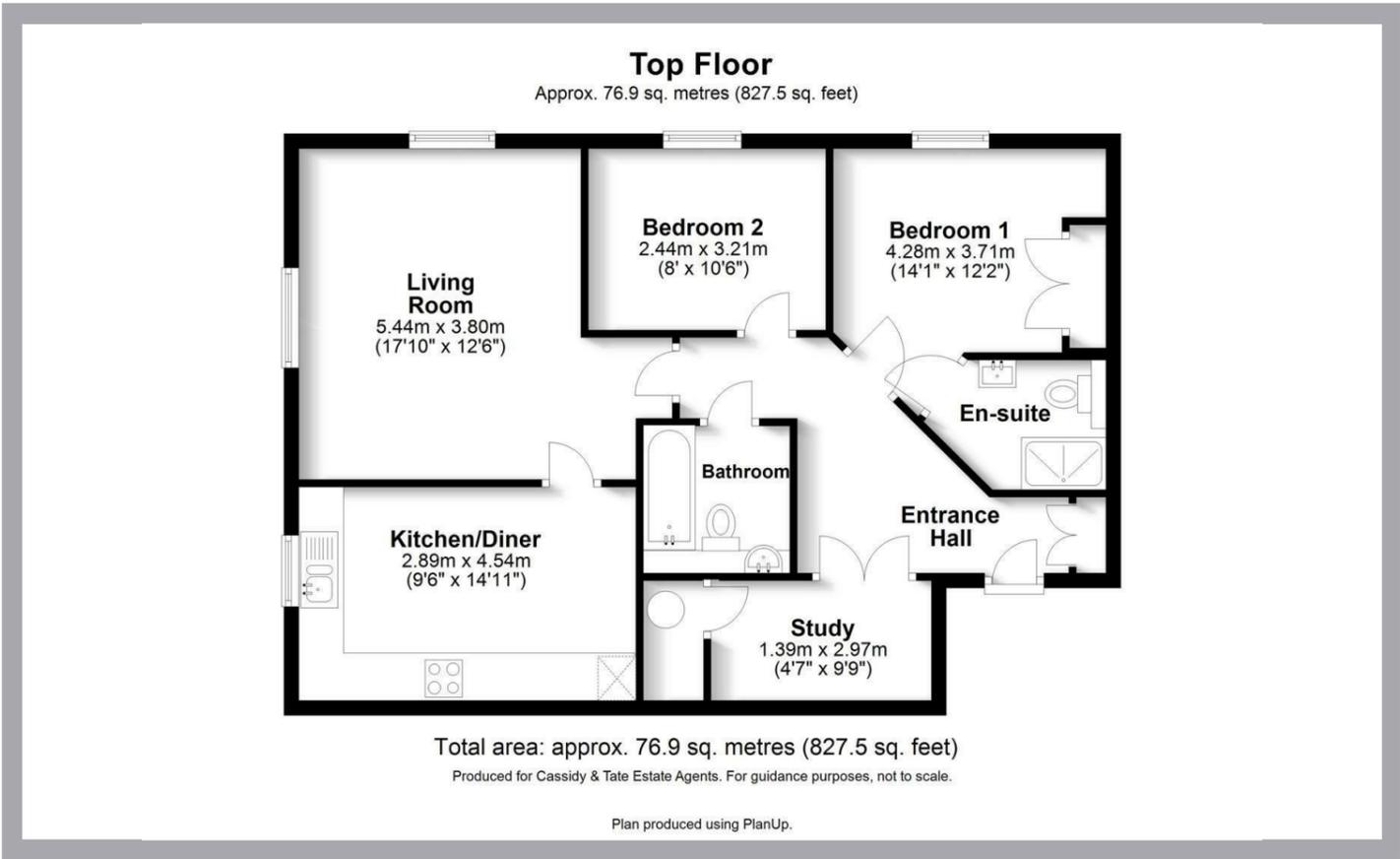
BAKERS CLOSE

ST. ALBANS

AL1 5FH

Guide Price £427,500

EPC Rating: C   Council Tax Band: D

2

Top Floor

Approx. 76.9 sq. metres (827.5 sq. feet)

Living Room
5.44m x 3.80m
(17'10" x 12'6")

Bedroom 2
2.44m x 3.21m
(8' x 10'6")

Bedroom 1
4.28m x 3.71m
(14'1" x 12'2")

En-suite

Bathroom

Kitchen/Diner
2.89m x 4.54m
(9'6" x 14'11")

Entrance Hall

Study
1.39m x 2.97m
(4'7" x 9'9")

Total area: approx. 76.9 sq. metres (827.5 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

Specialists in Bespoke Properties

- No Upper Chain
- Allocated Parking
- Communal Garden
- Upgraded Boiler
- Penthouse Apartment

- En-Suite
- Two Double Bedrooms
- New Triple Glazed Windows
- Close To City Station
- Study/Third Bedroom

Free Online Valuation

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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

Award Winning Agency