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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

VERULAM ROAD  
ST ALBANS  
AL3 4DJ

Asking Price £925,000

EPC Rating: Council Tax Band:

# The Poppies

stunning collection of  
7 luxury properties

to a high  
Saturday 18th July - BOOK YOUR VIEWING

To register your interest please contact selling agents:

Cassidy & Tate

01727 228 428

newhomes@cassidyandtate.co.uk



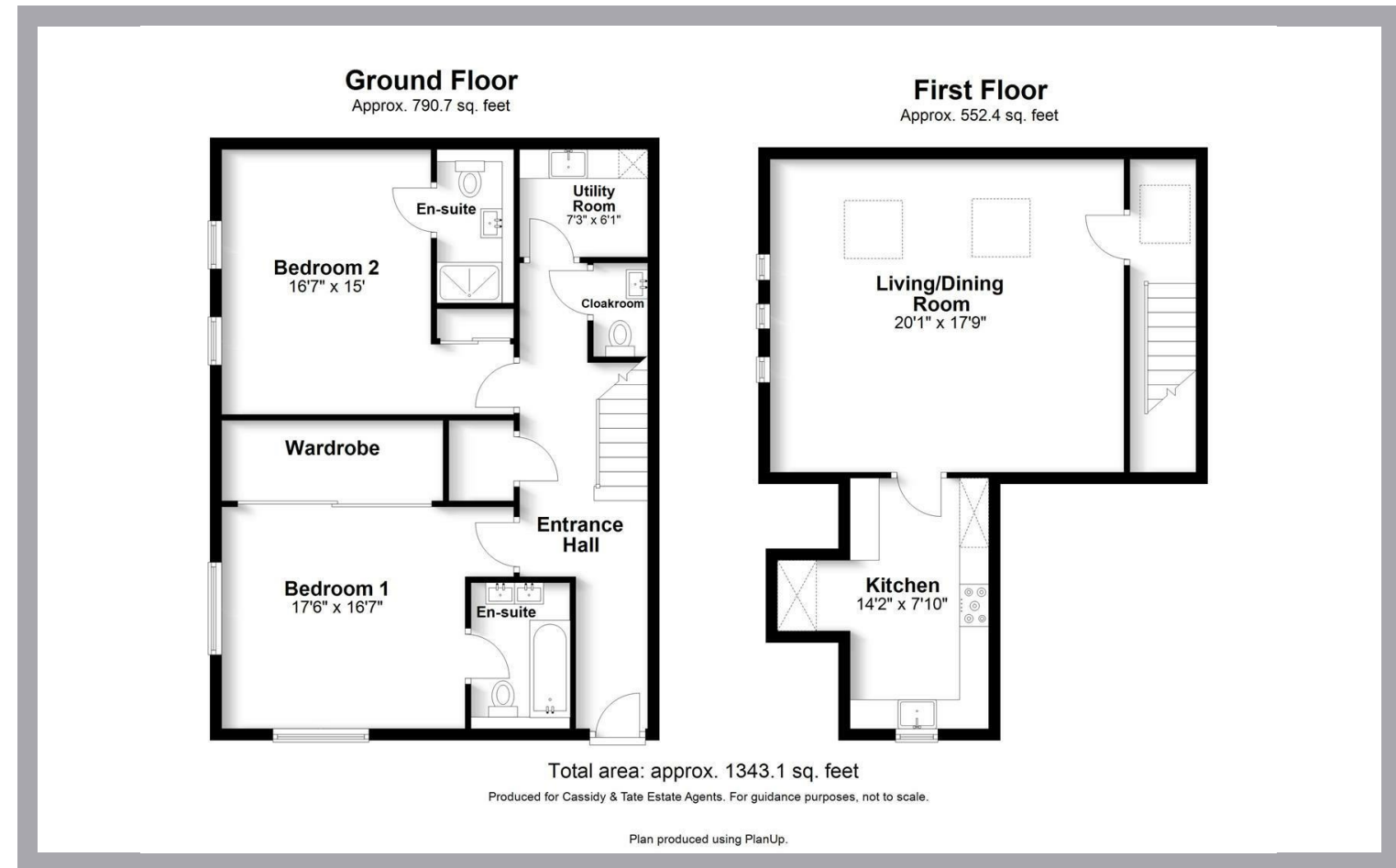
Daniels

01727 836 5

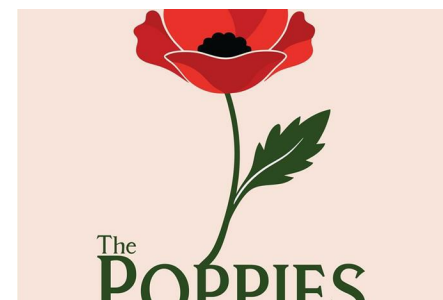
sales@dan

## All The Ingredients Needed For A Fabulous Lifestyle

Forming part of a select development centrally locate in the charming city of St Albans, this individual conversion offers a perfect blend of modern living and convenience. The well appointed accommodation is designed with contemporary fixtures and finishes and includes a stunning living/dining room, separate kitchen, utility and cloakroom. There are two double bedrooms with built in wardrobes both benefitting from stylish en suite facilities enhancing the overall appeal of the property. The high specification is evident throughout, featuring Schmid kitchens equipped with Neff appliances and elegant Quartz surfaces, perfect for those who enjoy cooking and entertaining. The engineered wood flooring adds a touch of sophistication, creating a warm and inviting atmosphere throughout the home. Additionally, the property includes allocated parking for one vehicle with an electric charger, a valuable feature in this bustling area, and a communal garden area. Situated just a short stroll to the city centre and the Cathedral, residents will benefit from easy access to the mainline station, making commuting a breeze. This property is not just a house; it is a landmark conversion that combines modern amenities with the appeal of St Albans.



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.



## Specialists in Bespoke Properties

- Two Bedroom Conversion
- Cathedral Precincts
- Schmidt Kitchen
- Select Development
- Launch Date 18th July
- Central Location
- Parking With Electric Charger
- High Specification
- Stylish Accommodation
- Nearing Completion

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

