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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

LONDON ROAD  
ST ALBANS  
AL1 1LB

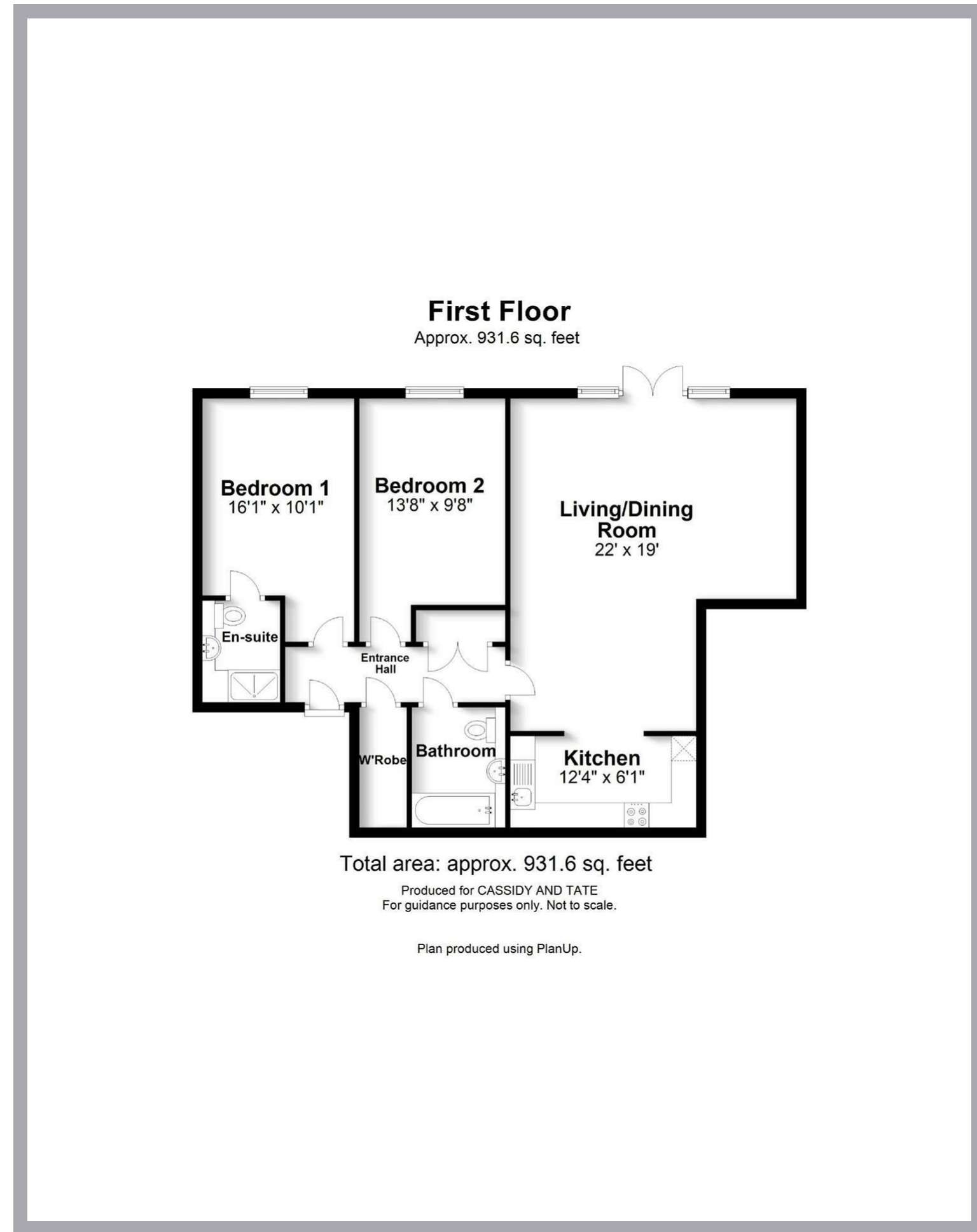
Guide Price £475,000

EPC Rating: C Council Tax Band: E



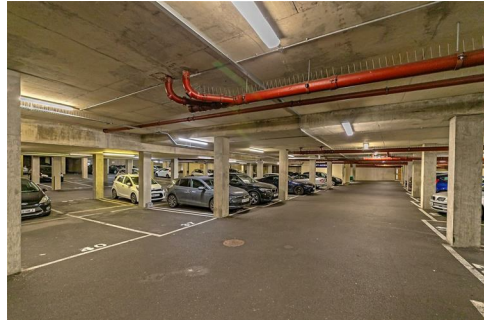
## All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented chain free two double bedroom apartment arranged on the first floor of a tastefully designed and prestigious development within the heart of St. Albans city centre. The interior of this property boasts a stylish and elegant ambience together with open plan and versatile living spaces. The living accommodation is bright and spacious and comprises of an open plan living area which incorporates the dining and kitchen areas. The living/dining room has double glazed Juliet style doors that look out to the communal gardens. Modern wall and base units fitted in the kitchen flow into the open plan living/dining area. The principal bedroom enjoys the facilities of a fashionable en-suite whilst the bathroom serves bedroom two. In addition to this, and unique to this individual apartment is the large walk-in storage cupboard in the hallway ideal for extra items or clothing. Further benefits include an allocated secure underground parking space plus ample parking for visitors, a fitness gym for the exclusive use of residents only and video entry telephone system. Located towards the top end of London Road, Benedictine Place would make the ideal home for the commuter or professional as it is within walking distance of both the mainline railway station, linking St. Albans to London St Pancras and the vibrant shopping and leisure facilities of the city centre.



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

- CHAIN FREE
- Access To Full Fibre Broadband
- Two Double Bedrooms
- Underground Parking / EV Charging
- Close To Station
- Juliet Balcony
- En-Suite & Bathroom
- Gymnasium

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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	

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		1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

