



## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer this modern one bedroom apartment in the very heart of St. Albans city centre, surrounded by history. The property is perfectly positioned for the commuter as it is within walking distance of the mainline railway station, which serves London, Gatwick Airport, Luton Airport and Brighton. Also close by is the Abbey Flyer railway station giving access to Euston via the Watford Junction. The apartment is situated above a shop on Chequer Street where you will find the extensive shopping and leisure facilities of the city centre on your doorstep. St. Albans is a vibrant City combining cosmopolitan bars with age old inns. High Street shops with quaint boutiques and an exceptional range of eateries inspired by fine cuisine from all over the world. Offered chain free.

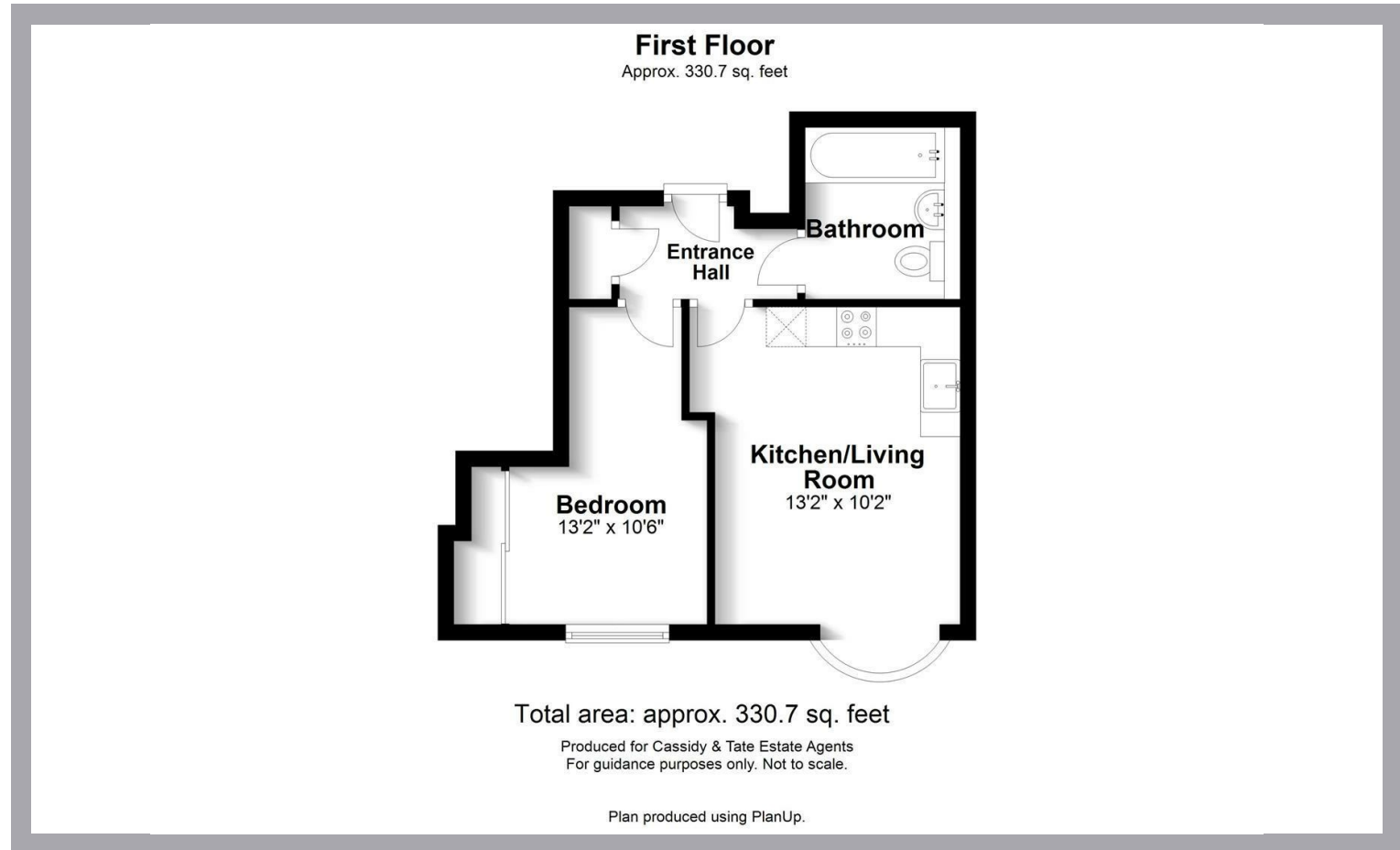
CHEQUER STREET

ST. ALBANS

ALI 3YJ

Guide Price £285,000



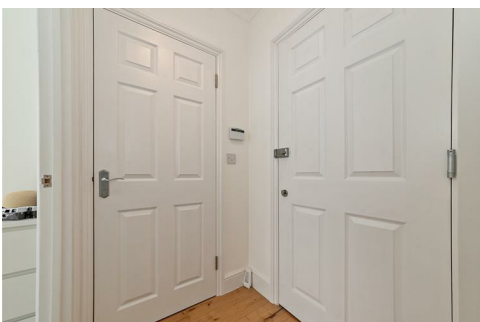


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*Specialists in  
Bespoke Properties*

- Chain Free
- Rental Approx £950 PCM
- Newly Renovated
- Video Entry
- Option To Come Furnished
- City Living
- Long Lease

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		
<b>England &amp; Wales</b>	74	74
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) <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>		
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Award Winning Agency