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Cassidy
& Tate
Your Local Experts



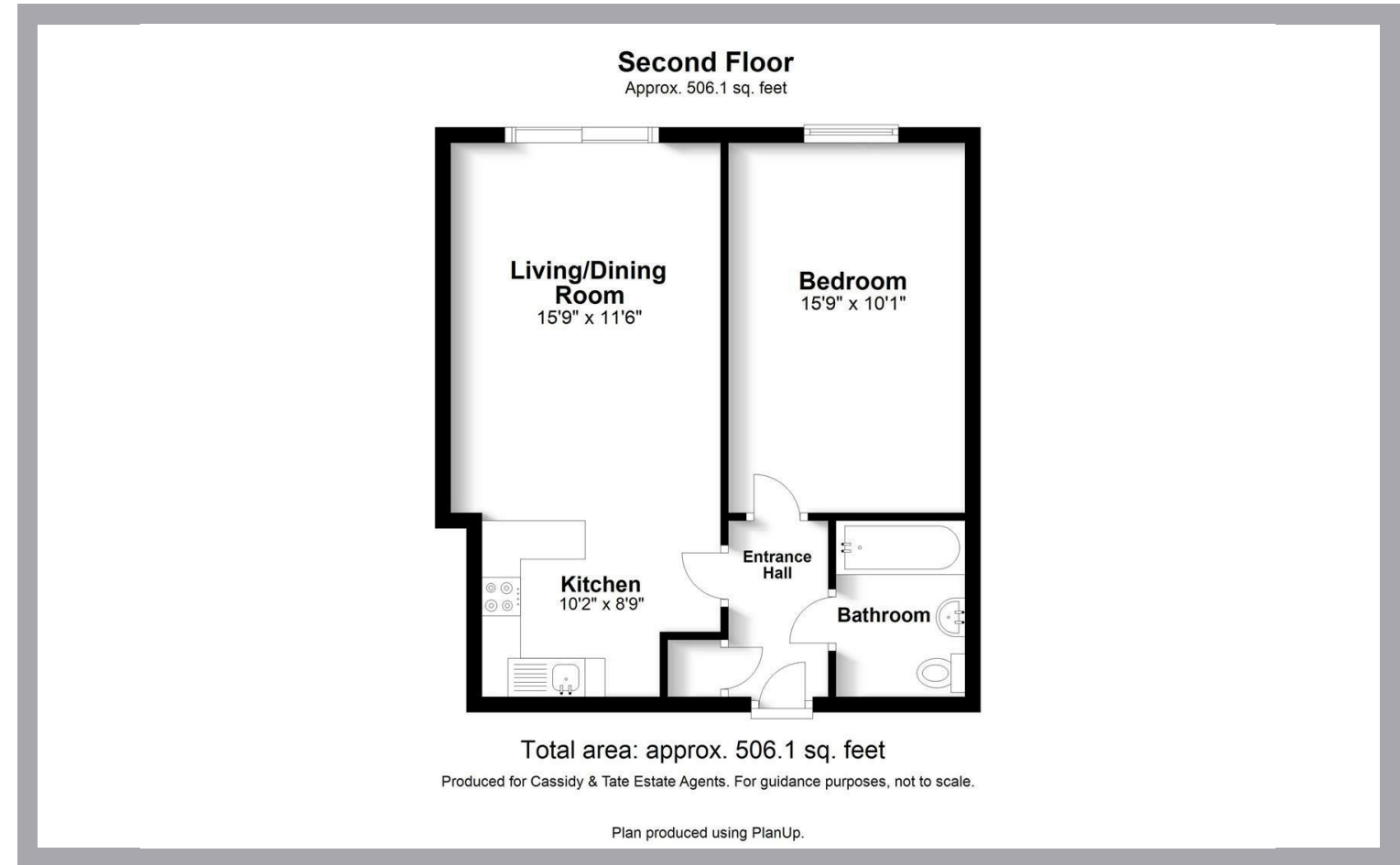
Award Winning Agency



www.cassidyandtate.co.uk

NEWSOM PLACE
ST. ALBANS
AL1 3GH

Guide Price £290,000



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.

All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer for sale a luxury one double bedroom apartment situated a stroll away from the mainline railway station and very close to the excellent shopping and leisure facilities of the City Centre itself. The apartment is part of an exclusive and popular development which includes the use of the residents gym, communal gardens, and secure underground parking. Internally the property is presented in a lovely modern and tasteful decor with ample sized living accommodation to include an entrance hall, an open living/dining room which is also open to the kitchen area, a 15ft bedroom and a stylish family sized bathroom. Scholars Court will make the ideal first time home or investment. Its prime location is an appealing convenience for the busy professional's busy lifestyle. St. Albans is a vibrant city with its twice weekly market, cosmopolitan bars and many eateries. The mainline railway station links St. Albans to London St. Pancras in just under 30 minutes.



Specialists in Bespoke Properties

- Underground Parking
- City Centre Location
- Double Bedroom
- Close To City Station
- Residents Gym
- Open Plan Living
- Close To Local Amenities
- Communal Gardens



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			
England & Wales		EU Directive 2002/91/EC	

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