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LONDON ROAD
ST. ALBANS
AL1 1TR



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Situated in a prime central location within a luxury modern development, this first floor one bedroom apartment offers the very best of city living, and would make the ideal home for commuters, professionals or the astute investment buyer. Accommodation briefly comprises of a communal entrance hall with code activated security system and lift to all floors, entrance hall into open plan living space that combines the lounge, dining room and kitchen/breakfast area, one double bedroom with built-in wardrobes and a luxury bathroom. Further benefits include double glazing, gas central heating and secure gated parking for one car. The apartment is presented in a lovely decorative order throughout and enjoys quality fixtures and fittings. Edinburgh House was converted in 2016 and is conveniently located for ease of access to the mainline railway station, linking St. Albans to London St Pancras in just under 30 minutes, and is in walking distance to the city centre where an extensive range of shopping and leisure facilities can be found.



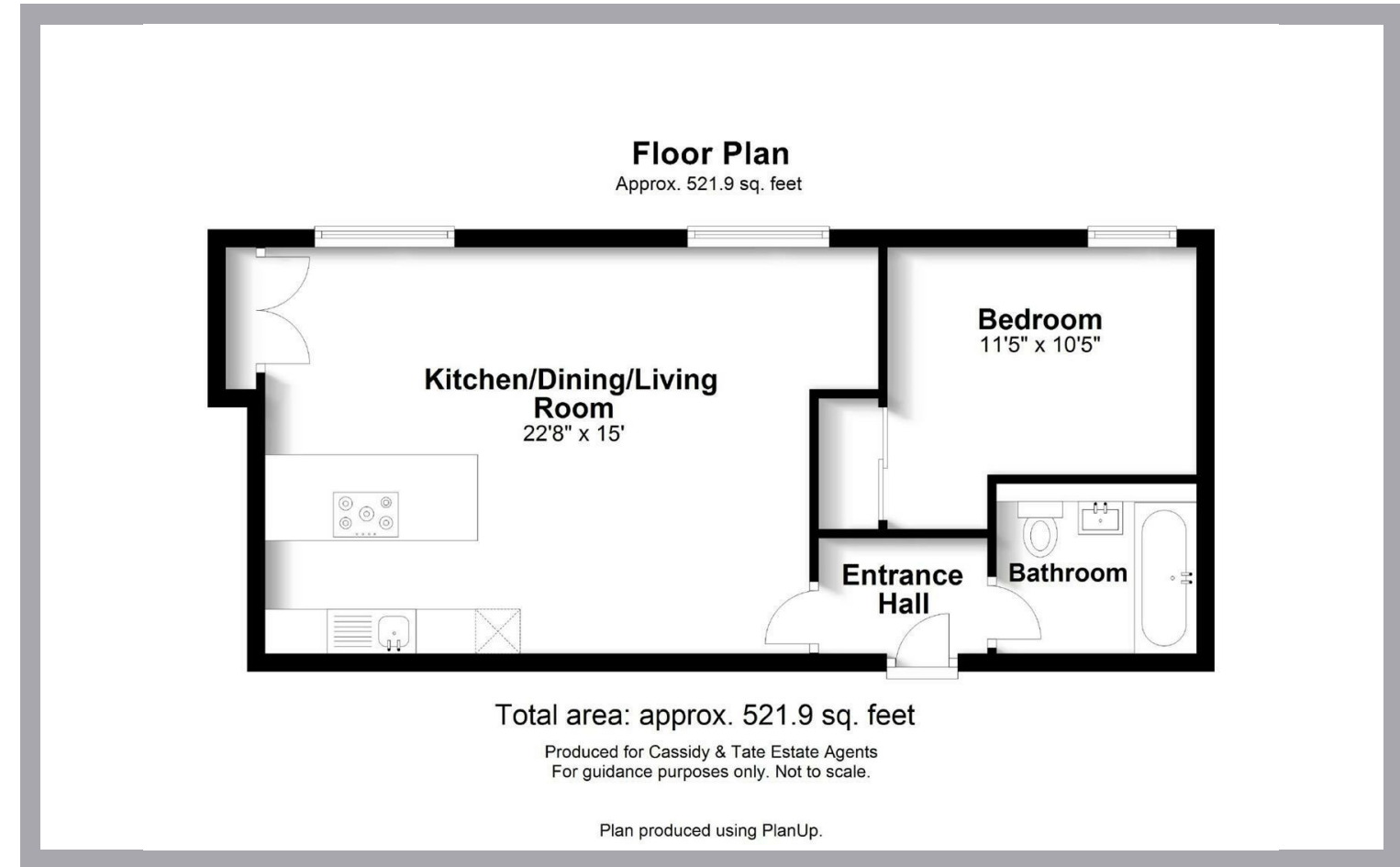
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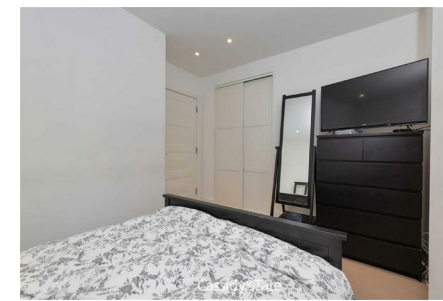
Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



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Specialists in Bespoke Properties

- Central Location
- Walking To Station
- Luxury Development
- Master En-Suite
- Open Accommodation
- Lift To All Floors
- Underground Parking
- Chain Free

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	