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Cassidy
&Tate
Your Local Experts



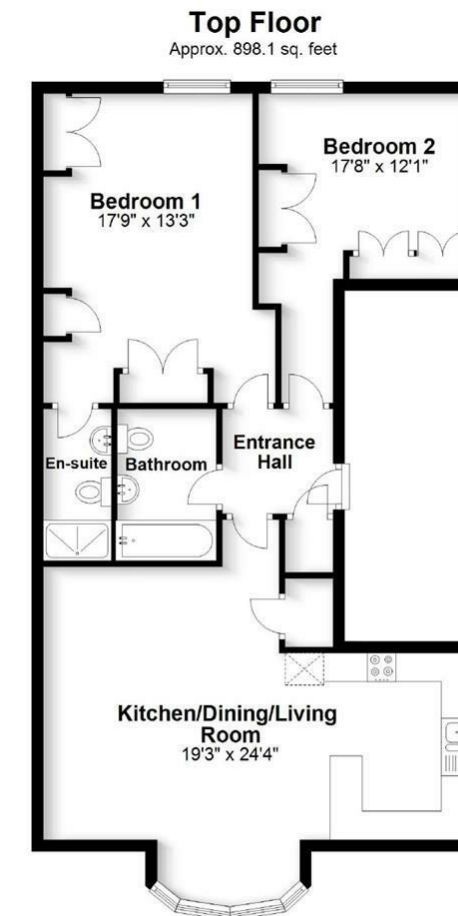
Award Winning Agency

LONDON ROAD
ST. ALBANS
AL1 1PX



All The Ingredients Needed For A Fabulous Lifestyle

A very well maintained and well-presented top floor, two double bedroom apartment situated in a modern development, conveniently located for both the city centre and the mainline railway station. Light and airy living accommodation comprises of an entrance hall, superb open plan kitchen/dining/living room with feature oriel window that allows for lovely vistas whilst dining, two double bedrooms one of which is serviced by an en-suite, family bathroom and loft access for extra storage space. Further features include lift to all floors, air conditioned, the rare benefit of two allocated parking spaces, and the added benefit of no onward chain. The development is accessed via a private underpass set back from London Road. The apartment is accessed via a communal entrance and secure telecom system. This apartment is an appealing purchase for the busy professional/commuter/investor who are looking for city centre living, good restaurants, plenty of open spaces to socialise and the easy access to the train station that links St. Albans to London, St Pancras in just under 30 minutes.



Total area: approx. 898.1 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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



Cassidy&Tate

Specialists in Bespoke Properties

- Walking To Station & Town
- Top Floor Apartment With Loft
- Two Double Bedrooms
- Two Bathroom
- Kitchen/Living/Dining Room
- Lift To All Floors
- Two Allocated Parking Bays
- 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 (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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

