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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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ROLAND STREET
ST. ALBANS
AL1 5HS

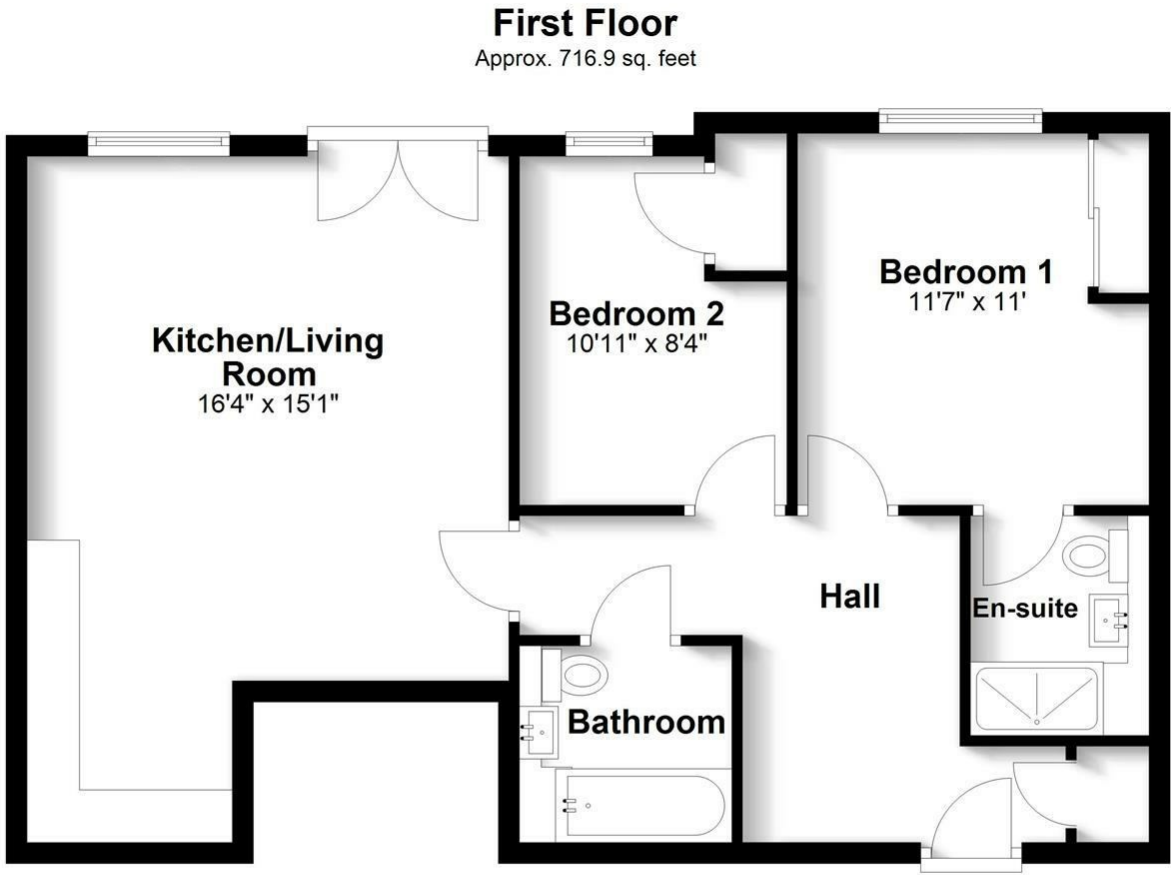
Guide Price £420,000

EPC Rating: B Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to present a charming first-floor apartment located in Verona Court. This beautifully presented property offers two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable and well-connected home. The apartment features a bright and airy reception room, perfect for relaxing or entertaining, with doors opening onto a Juliet balcony that allows plenty of natural light and fresh air into the living space. The principal bedroom benefits from a modern en-suite bathroom, complemented by a well-appointed main bathroom, providing convenience and privacy for residents and guests alike. The kitchen and bathrooms are finished to a high standard with premium fixtures and fittings, including Roca sanitary ware, Hansgrohe taps and a Franke sink, along with fully integrated kitchen appliances that create a sleek and contemporary feel. Underfloor heating runs throughout the apartment, contributing to a comfortable living environment all year round. The development benefits from a code-secured communal entrance with a post-box area, as well as a lift servicing all floors. The location is particularly convenient, with St Albans City Station nearby, offering excellent transport connections. Everyday amenities are close at hand, including a Morrisons supermarket and the many restaurants, cafés and takeaway options along Hatfield Road. Several green spaces are also within easy reach, including Cunningham Hill recreational field, Clarence Park and Highfield Park. The property also benefits from allocated parking as well as visitor parking, ensuring convenient access for both residents and guests. Combining modern living, quality finishes and a highly convenient location, this apartment presents a wonderful opportunity to enjoy life in one of St Albans' most desirable areas.



Total area: approx. 716.9 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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



Specialists in Bespoke Properties

- Two Bedrooms
- Allocated Parking Space
- Underfloor Heating
- Walking Distance To Local Shops
- En-Suite
- Close To City Station
- Lift To All Floors
- Juliette Balcony

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	



