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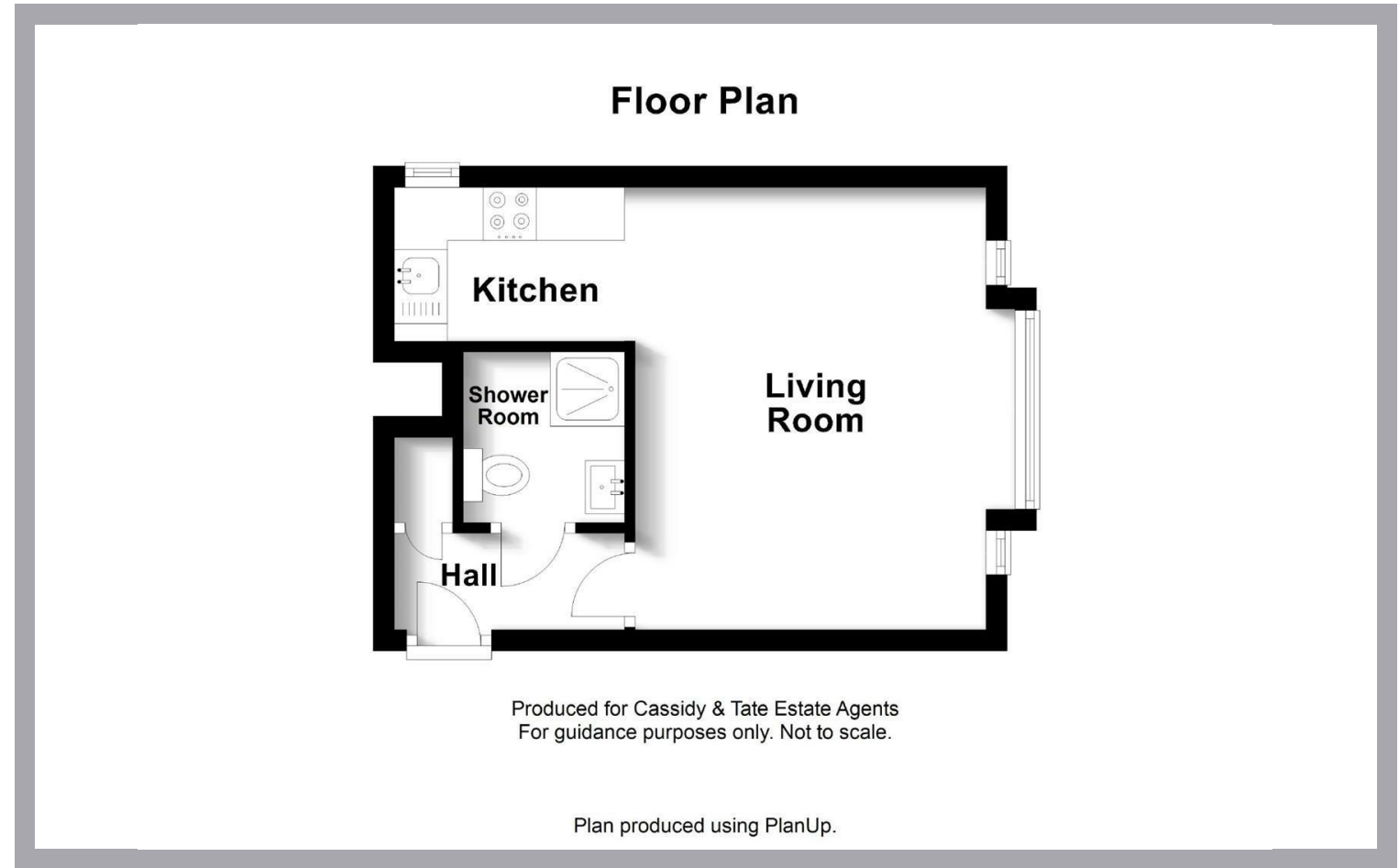
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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

MERCERS ROW  
ST. ALBANS  
ALI 2QT



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

Forming part of a modern development in a peaceful cul-de-sac location, is this second floor studio apartment. This property would make an ideal purchase for the astute investment or for a first time buyer who is looking for a city centre living. The apartment briefly comprises of an entrance hall, good sized open plan living/kitchen/bedroom and a shower room. The property enjoys a convenient location and is accessed from Wilshere Avenue, less than a mile from St Albans city centre. There are a good variety of local amenities including two supermarkets and the beautiful open spaces of Verulamium Park plus Westminster Lodge Leisure Centre all nearby. For the commuter travelling via train, The Abbey Flyer Station and City Stations with rail links to Watford and central London are both within walking distance, and for the vehicle driver the property is ideally located with easy access to both the M1 & M25.



## *Specialists in Bespoke Properties*

- Modern Development
- Chain Free
- Second Floor Apartment
- Close To Open Parklands
- Studio Apartment
- Walking To Station & City
- Cul- De-Sac Location
- Ideal Investment or for FTB

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>	60	1
	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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	1	1
	EU Directive 2002/91/EC	

