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Cassidy
&Tate
Your Local Experts



Award Winning Agency

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ST ALBANS
AL1 5ED



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A prime location and in need of a full refurbishment makes this two bedroom, ground floor apartment an appealing property. The apartment is located walking distance to St. Albans mainline railway station which links St. Albans to London, St. Pancras and close to the excellent amenities of the city centre. The property benefits from a communal entrance, kitchen, living/dining room, two bedrooms, family bathroom and comes with allocated off street parking. Internally the apartment needs a full make over cosmetically, The living areas are bright, spacious and well balanced. This property's location together with its well proportioned living accommodation makes the ideal purchase for a first time buyer or investor alike. The property also has the added benefit of being chain free.



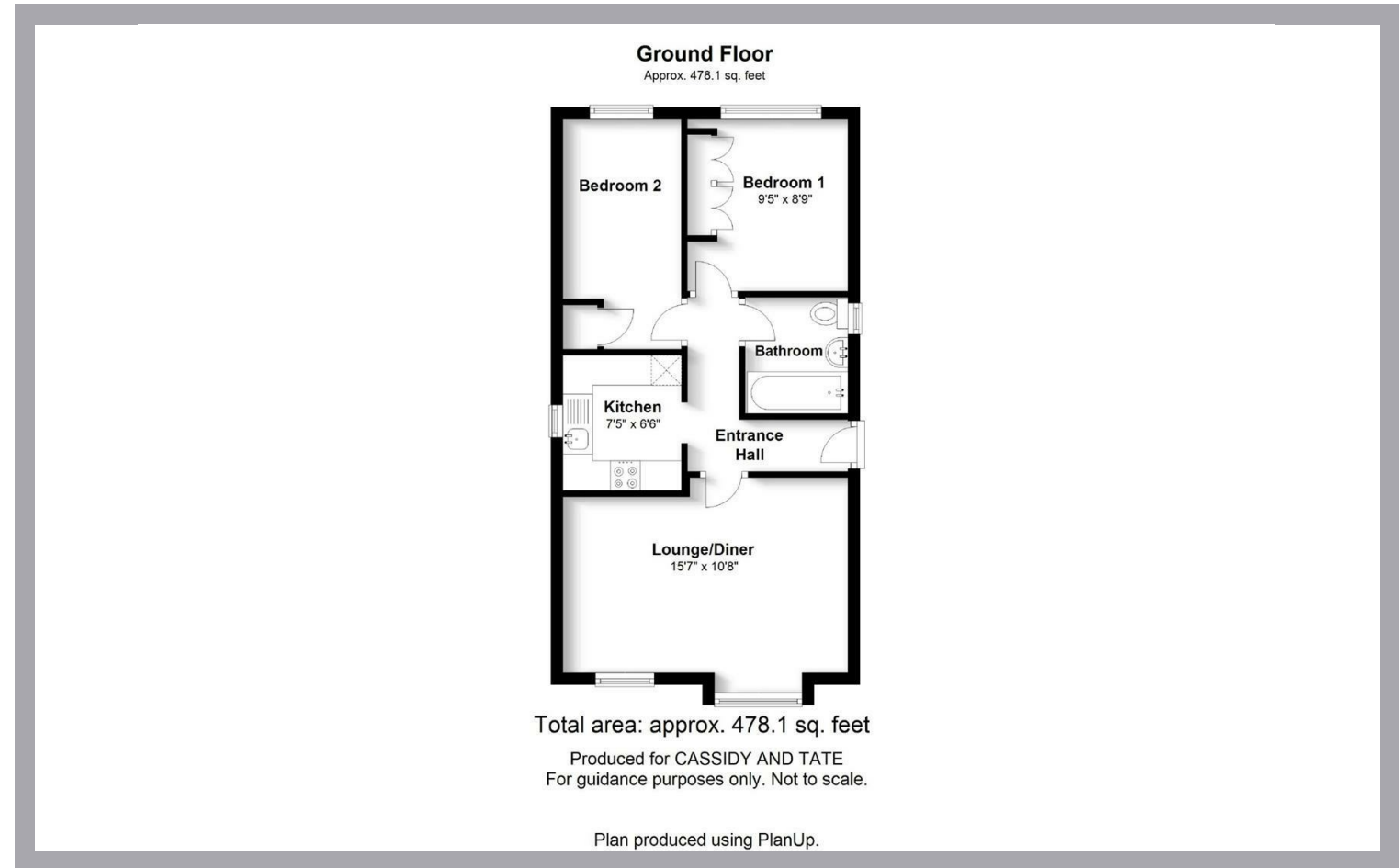
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. 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

- Needs Modernising Throughout
- Two Bedrooms
- Communal Gardens
- Chain Free
- Purpose Built Apartment
- Lounge/Diner
- Allocated Parking
- Walking To Station & Town

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	