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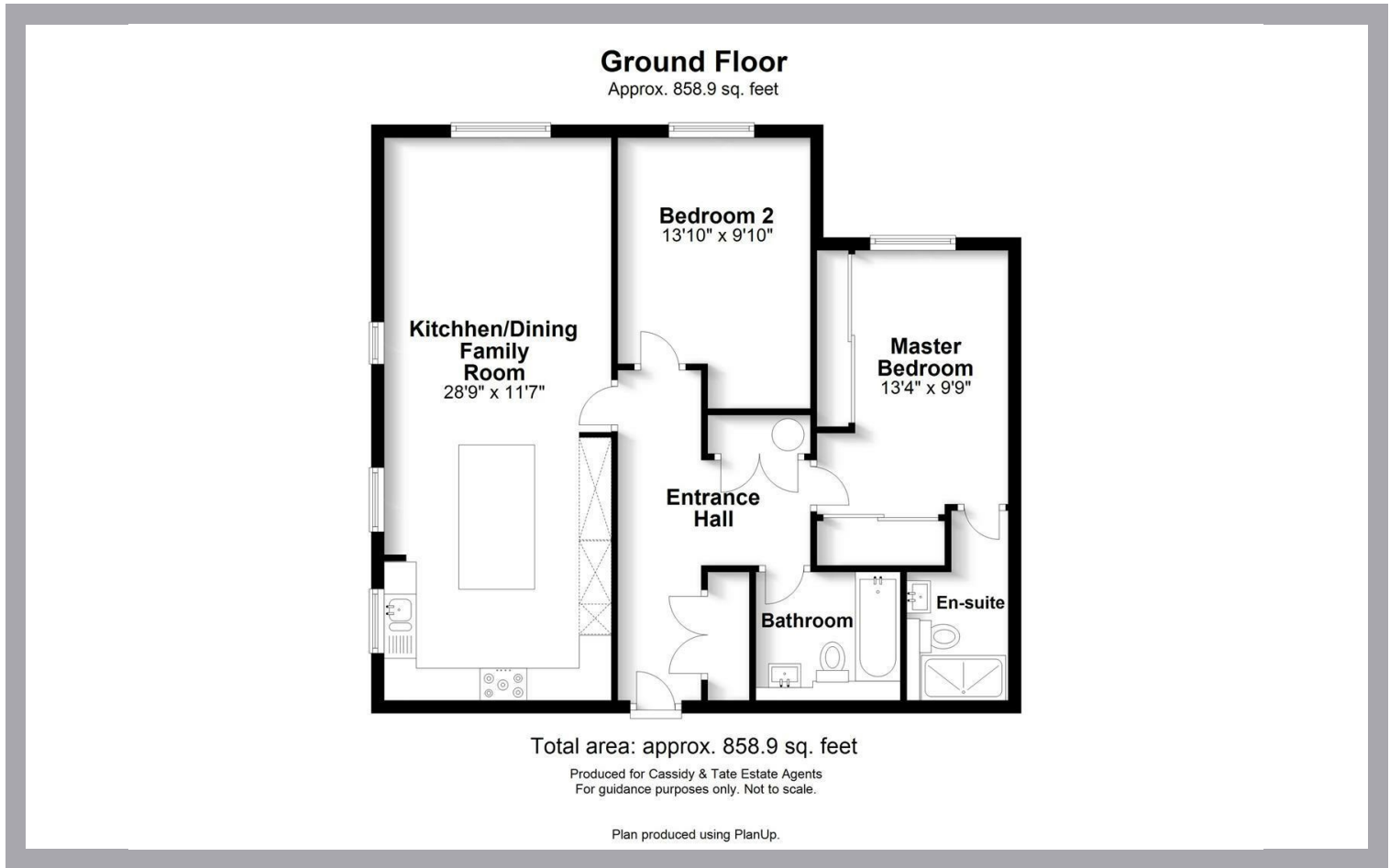
Award Winning Agency

LONDON ROAD  
ST. ALBANS  
AL1 1LT



# All The Ingredients Needed For A Fabulous Lifestyle

A fabulous two bedroom ground floor apartment situated in a tastefully designed and prestigious development, conveniently located within ease of St. Albans city centre and the mainline railway station. A modern feel is clearly evident as you step inside this property with an interior that is elegant and stylish, and accommodation boasting spacious and bright living spaces complete with luxury fittings. Features include a superb 28ft open plan kitchen/dining/family room, offering the greatest of comfort whilst relaxing or entertaining. A master bedroom complete with a modern en-suite, an additional double bedroom and a stylish family bathroom. Outside the property is further enhanced by attractive communal gardens and has one allocated parking space. Lansdowne Place is situated just off London Road, and would make a suitable home for a professional, commuter or a small family.



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.



## Specialists in Bespoke Properties

- Luxury Inside & Outside
- Bathroom & En-Suite
- Kitchen/Breakfast/Living Room
- Allocated Parking
- Two Double Bedrooms
- Fully Refurbished Throughout
- Communal Gardens
- 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                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 72      | 71        |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 | 73      | 73        |
| EU Directive 2002/91/EC                                         |         |           |