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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

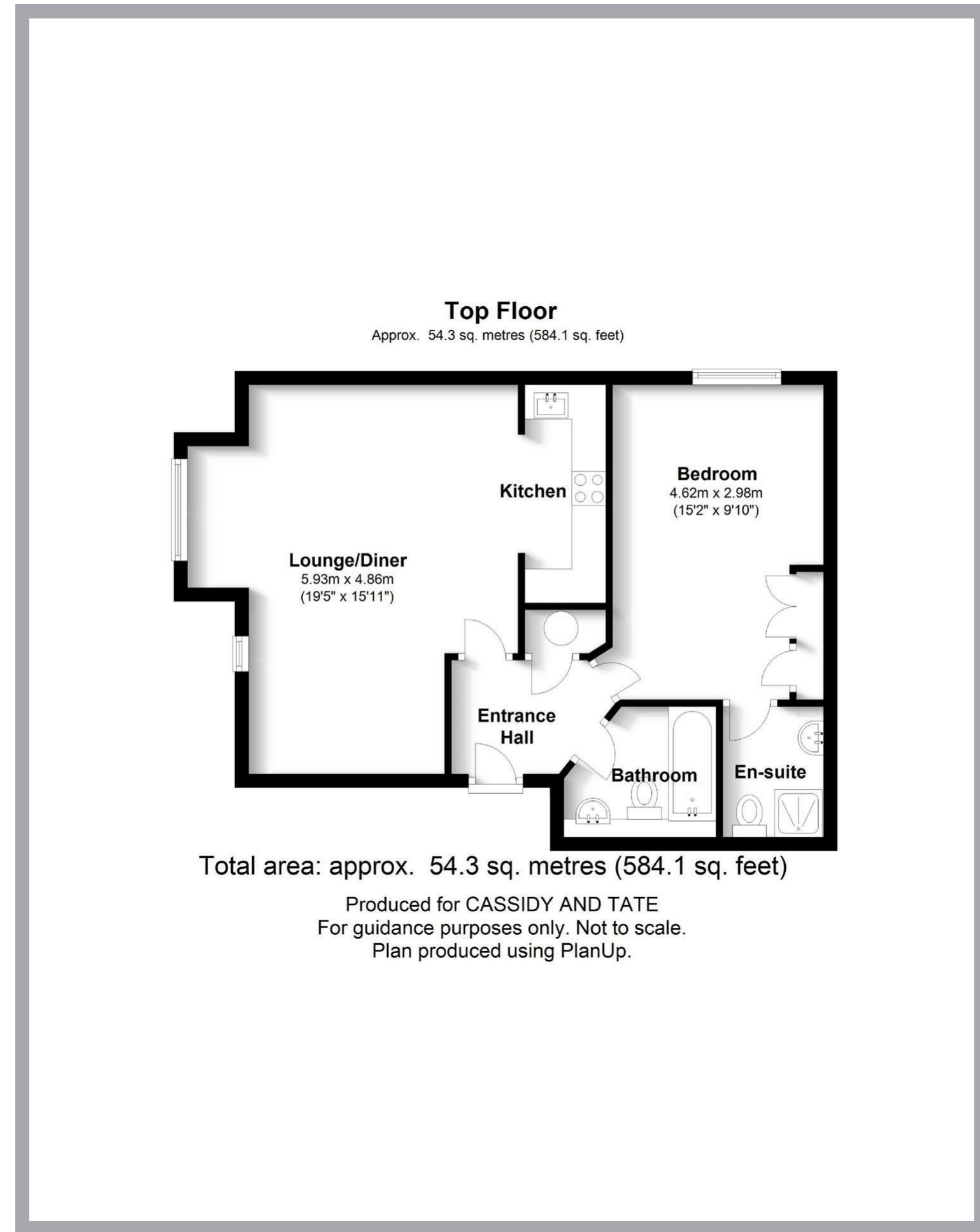
LATIUM CLOSE
ST ALBANS
AL1 1XU

Offers In Excess Of £325,000



All The Ingredients Needed For A Fabulous Lifestyle

Forming part of a purpose built residential development is this light, spacious top floor one bedroom apartment situated opposite Verulamium Park and the fabulous leisure facilities at Westminster Lodge leisure centre. The apartment was originally designed as a two bedroom, but the space was utilized to create a wonderful open plan lounge/diner and kitchen area, perfect for playing host whilst entertaining or great for relaxing. However, there is a possibility of converting the space back to a second bedroom, if so desired. The kitchen area is fitted with modern wall and base units complemented by integrated appliances. The 15ft bedroom enjoys an en-suite bathroom and there is also an additional guest bathroom. The property also benefits from a useful loft space, security entry phone system and allocated parking with ample parking for guests. This lovely apartment would make a wonderful home for the professional/commuter or an investment buyer at it is within walking distance to the city centre, within 100m of St Albans Abbey Station, as well as being very close to the mainline railway station. There are superb local amenities including a large Sainsburys supermarket and is a stones throw away from beautiful open spaces.



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

- Top Floor Apartment
- Large Open Plan Living
- Loft Access
- Allocated parking
- One Double Bedroom
- Close to Station
- En Suite Shower Room
- Communal Gardens

| 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 | |

