



All The Ingredients Needed For A Fabulous Lifestyle

Set in attractive and well tended gardens and only a short walking distance from the city centre and station, is this spacious fully refurbished first floor two bedroom apartment, forming part of a well-positioned residential development. Offering bright and airy accommodation to include a lounge with private south west facing balcony, giving views over the gardens, a fitted modern kitchen/breakfast room, two good sized bedrooms and a modern bathroom suite. The property further benefits from a garage En bloc, communal parking and a security entry telephone.

AVENUE ROAD

ST. ALBANS

ALI 3QS

Guide Price £450,000





*Specialists in
Bespoke Properties*

- Long Lease
- Two Double Bedrooms
- Chain Free
- Close To City Station
- Fully Refurbished
- Garage & Balcony
- Close To City Centre
- Communal Parking

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		
	71	69
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		
Not environmentally friendly - higher CO ₂ emissions		
	60	59
England & Wales	EU Directive 2002/91/EC	



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



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Main area: Approx. 68.7 sq. metres (739.2 sq. feet)
Plus garage, approx. 11.8 sq. metres (126.7 sq. feet)

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.



Award Winning Agency