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Cassidy & Tate
Your Local Experts

Award Winning Agency

COTSMOOR, GRANVILLE ROAD

ST. ALBANS

AL1 5BW

www.cassidyandtate.co.uk

Price Guide £80,000

All The Ingredients Needed For A Fabulous Lifestyle

A ground floor apartment for the over 55s, with an attractive outlook over communal gardens and close to the station and local shops on Hatfield Road. This one bedroom property requires updating and has 63 years remaining on the lease. Accommodation comprises of a hallway, a bright well proportioned lounge, kitchen, double bedroom and bathroom. There is a resident manager, 24 hour emergency call system, security entry phones, a residents' social lounge, well maintained communal garden with seating areas and an on site car park. There is also a fully equipped laundry room for Residents use. The picturesque Clarence Park is directly opposite and the recreation ground with facilities for cricket, football, tennis, bowls and hockey. Morrisons supermarket is half a mile away along Hatfield Road. St. Albans Station is a few minutes walk from Cotsmoor, giving easy access to central London (20 mins. to St. Pancras International). The centre of St. Albans is three-quarters of a mile away, with frequent buses from just outside Cotsmoor. The centre has a superb range of amenities: public library, excellent shops, and twice weekly market

Ground Floor

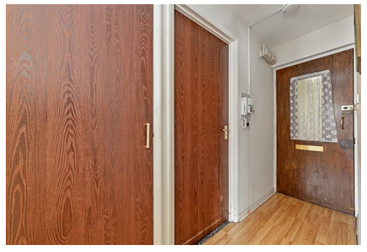
Approx. 415.5 sq. feet

Total area: approx. 415.5 sq. feet

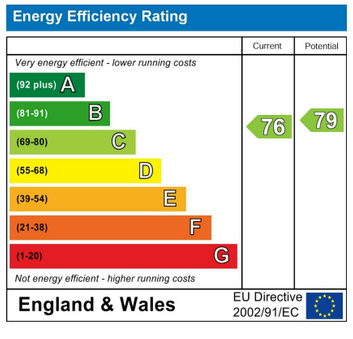
Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

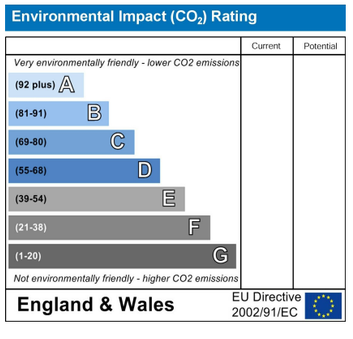
Plan produced using PlanUp.

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





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