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Award Winning Agency

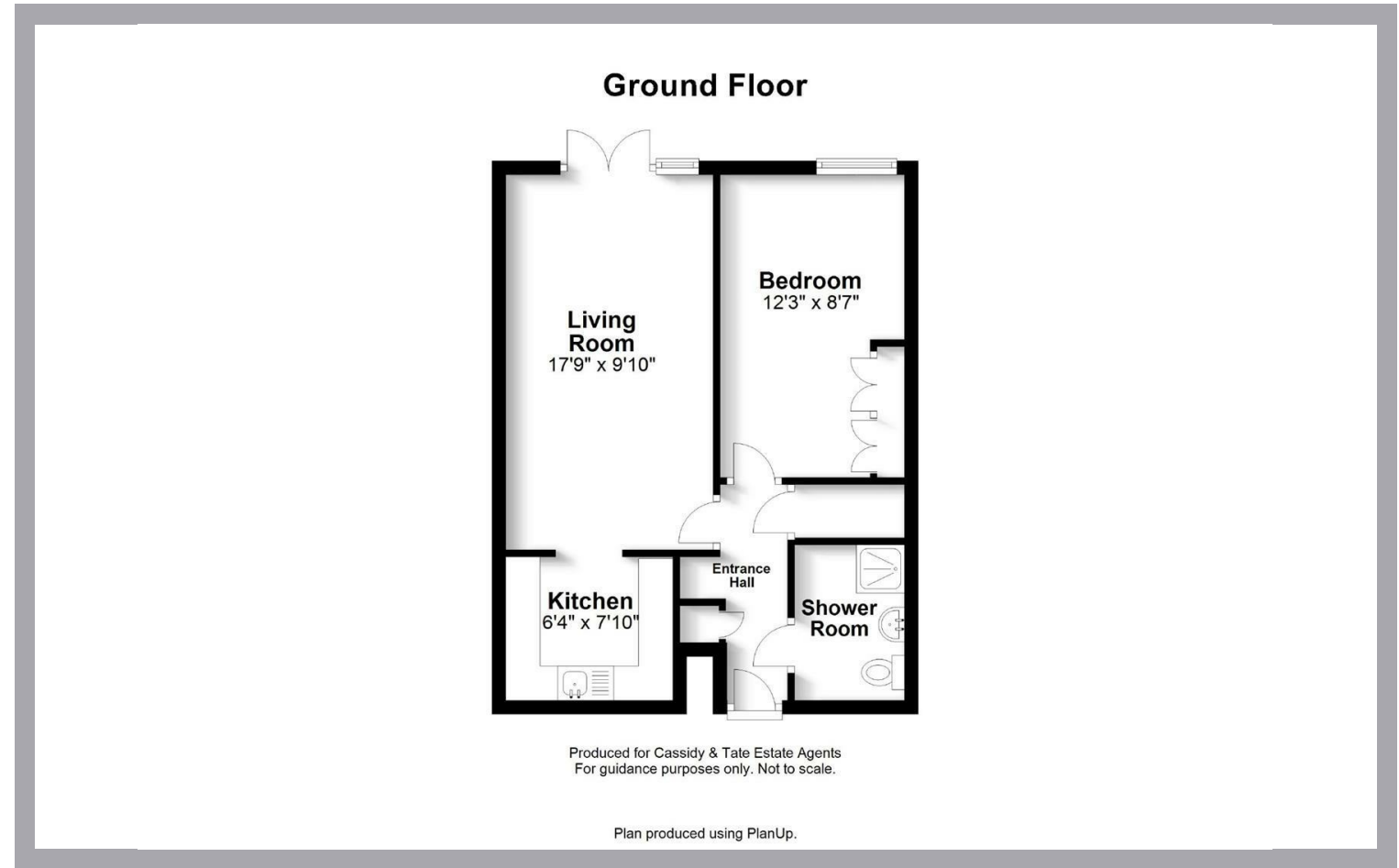
DAVIS COURT
ST ALBANS
AL1 3XU



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented one bedroom ground floor apartment with the rare benefit of access from the lounge to own rear garden set within this very convenient City centre development for the over 55's. The property has been much improved to include a replacement kitchen with built in appliances, new intercom system, recently re-decorated throughout, new electrical accessories and new controllable heating throughout. Davis Court benefits from a residential manager, 24 hour emergency monitoring system, organised events in the communal lounge, guest accommodation for friends and relatives, residents parking and a long lease. Shops, cafés and restaurants in the City Centre as well as Doctors surgeries and all other amenities are close at hand and the mainline station is within a short walk.



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

- Retirement Apartment over 55s
- Ground Floor Accommodation
- Guest Accommodation Communal Lounge
- Ample Controlled Parking
- Direct Access to Gardens
- Modern Kitchen And Bathroom
- Resident Manager Lounge

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	