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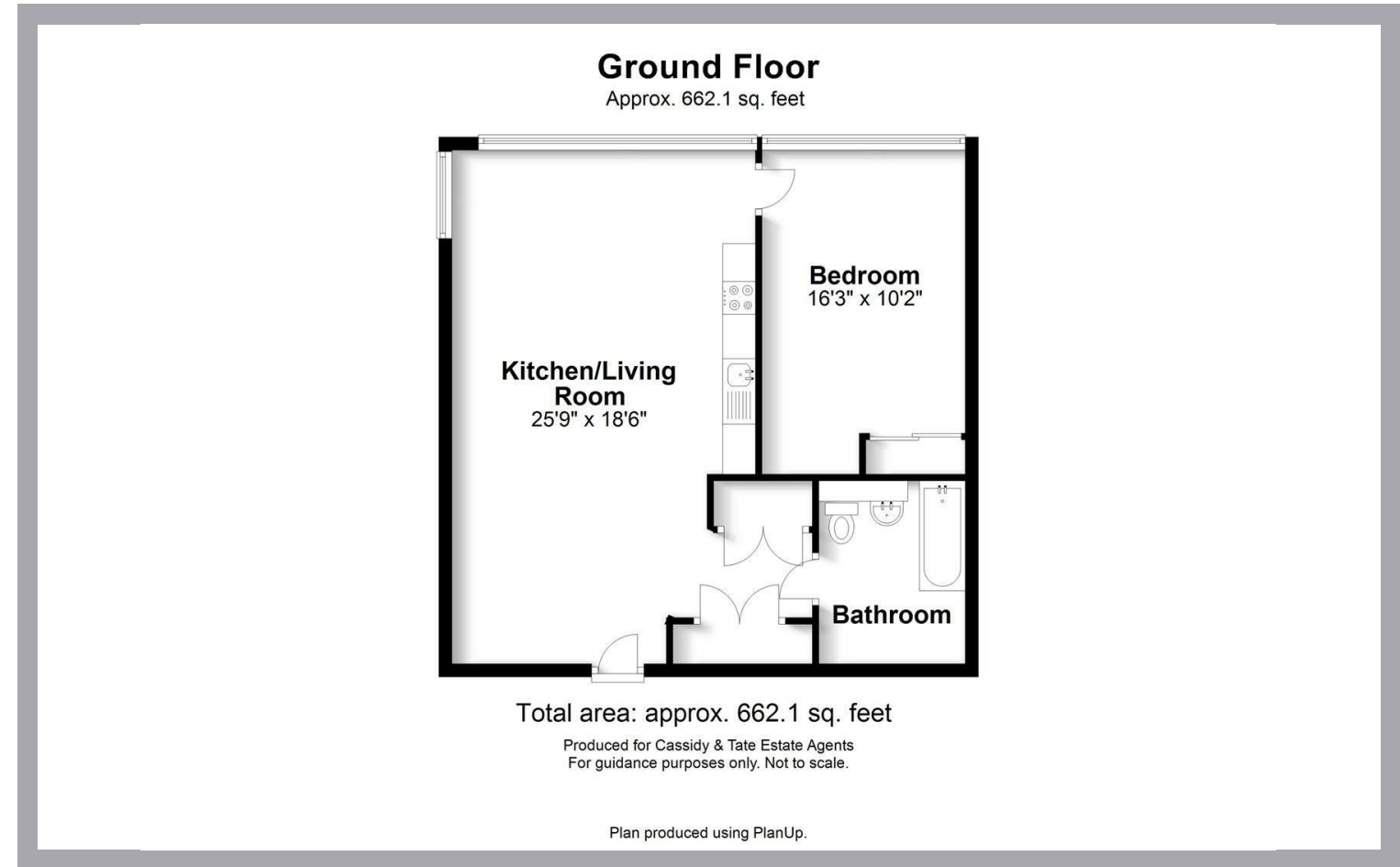
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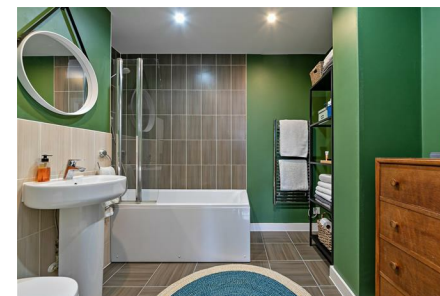
NEWSOM PLACE, HATFIELD ROAD
ST. ALBANS
AL1 3GR



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.

All The Ingredients Needed For A Fabulous Lifestyle

A stylish one bedroom ground floor luxury apartment forming part of a contemporary parkland development situated in the heart of St. Albans, within walking distance of the mainline railway station and the excellent shopping and leisure facilities of the city centre. This impressive apartment has a modern feel with a tasteful decor and due to large windows is filled with natural daylight. Entry into the apartment is via a communal hallway and accommodation comprises of an entrance hall with security entry telephone, a fabulous open plan living space including a sleek fitted kitchen with integrated appliances, one double bedroom and a luxury bathroom. The property further boasts underground allocated parking, exclusive private gym membership and well tended communal gardens. Medd Court is located in the centre of this popular development, a short walk to the station where fast trains into London, St. Pancras take just under 30 minutes. St. Albans's vibrant centre is full of cosmopolitan bars, eateries catering for cuisines from all over the world, and shopping and leisure activities in abundance. This property would make an ideal home for a busy commuter or the astute investment buyer.



Specialists in Bespoke Properties



| 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 | 72 |
| | | 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 | | | |
| England & Wales | | 73 | 73 |
| | | EU Directive 2002/91/EC | |