

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

LONDON ROAD  
ST. ALBANS  
AL1 1TR



Cassidy&Tate

# All The Ingredients Needed For A Fabulous Lifestyle

Situated in a prime central location within a luxury modern development, this first floor one bedroom apartment offers the very best of city living, and would make the ideal home for commuters, professionals or the astute investment buyer. Accommodation briefly comprises of a communal entrance hall with code activated security system and lift to all floors, entrance hall into open plan living space that combines the lounge, dining room and kitchen/breakfast area, one double bedroom with built-in wardrobes and a luxury bathroom. Further benefits include double glazing, gas central heating and secure gated parking for one car. The apartment is presented in a lovely decorative order throughout and enjoys quality fixtures and fittings. Edinburgh House was converted in 2016 and is conveniently located for ease of access to the mainline railway station, linking St. Albans to London St Pancras in just under 30 minutes, and is in walking distance to the city centre where an extensive range of shopping and leisure facilities can be found.



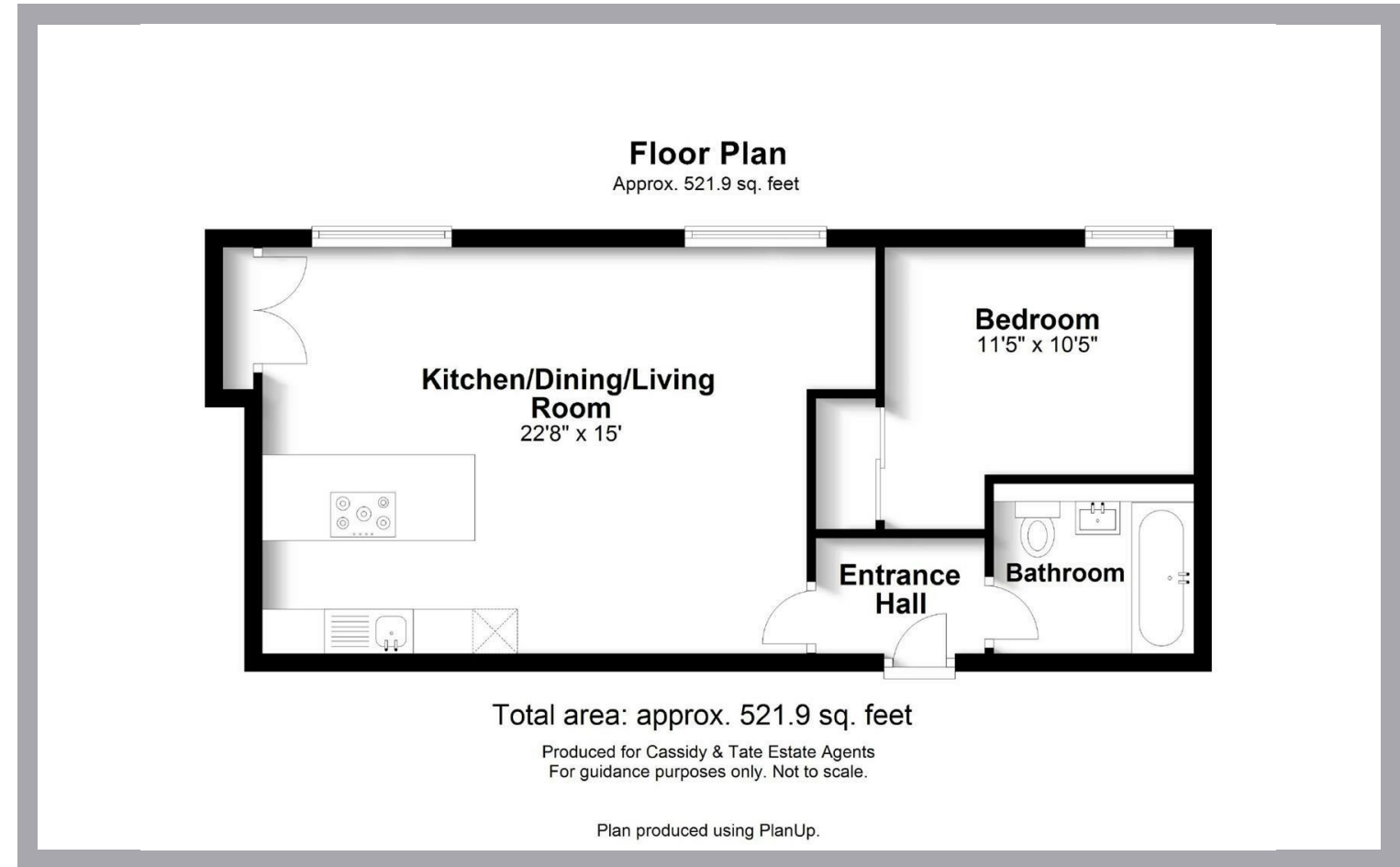
Cassidy&Tate



Cassidy&Tate



Cassidy&Tate



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.



Cassidy&Tate



Cassidy&Tate



## Specialists in Bespoke Properties

- Central Location
- Walking To Station
- Luxury Development
- Master En-Suite
- Open Accommodation
- Lift To All Floors
- Underground Parking
- Chain Free

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		78	79
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		75	75
		EU Directive 2002/91/EC	